

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Aminya Place, Briar Hill Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,015,000

Property Type House

Suburb Briar Hill

Period - From 01/04/2023

to

30/06/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Outlook Cr BRIAR HILL 3088	\$1,260,000	23/09/2023
2	45 Fernside Av BRIAR HILL 3088	\$1,212,500	03/10/2023
3	4 Yandell Cl GREENSBOROUGH 3088	\$1,200,000	08/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/10/2023 13:40



4 3 4

Property Type: House
Land Size: 1118 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2023: \$1,015,000

Comparable Properties



7 Outlook Cr BRIAR HILL 3088 (REI)

4 2 -

Price: \$1,260,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments

Similar acomm and with a pool but this was fully renovated



45 Fernside Av BRIAR HILL 3088 (REI)

4 2 5

Price: \$1,212,500
Method: Private Sale
Date: 03/10/2023
Property Type: House (Res)
Land Size: 1000 sqm approx

Agent Comments



4 Yandell CI GREENSBOROUGH 3088 (REI)

4 2 3

Price: \$1,200,000
Method: Private Sale
Date: 08/08/2023
Property Type: House
Land Size: 1260 sqm approx

Agent Comments