

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

143 Mountain View Road, Briar Hill, VIC 3088

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,018,000

Property Type

House

Suburb

Briar hill

Period - From

14/06/2024

to

13/12/2024

Source

price_finder

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

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.

| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 33 LOOKER RD, MONTMORENCY VIC 3094 | \$1,256,000 | 14/10/2024 |
| 2 | 5 HORONDA STREET, GREENSBOUROUGH | \$1,130,000 | 15/06/2024 |
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This Statement of Information was prepared on:

14/12/2024