

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

1 Brandon Court, Briar Hill Vic 3088

Indicative selling price

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

Range between \$770,000

&

\$830,000

Median sale price

Median price \$825,000

Property Type House

Suburb Briar Hill

Period - From 01/04/2019

to 31/03/2020

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	17 Meadow Cr MONTMORENCY 3094	\$817,000	02/05/2020
2	3/11 Springfield St BRIAR HILL 3088	\$805,000	23/02/2020
3	28 Parklands Av BRIAR HILL 3088	\$800,000	31/01/2020

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:

04/06/2020 10:30



Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median House Price
Year ending March 2020: \$825,000

Comparable Properties



17 Meadow Cr MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$817,000
Method: Private Sale
Date: 02/05/2020
Property Type: House (Res)
Land Size: 462 sqm approx



3/11 Springfield St BRIAR HILL 3088 (REI/VG) **Agent Comments**



Price: \$805,000
Method: Sold Before Auction
Date: 23/02/2020
Property Type: Unit



28 Parklands Av BRIAR HILL 3088 (REI) **Agent Comments**



Price: \$800,000
Method: Private Sale
Date: 31/01/2020
Rooms: 5
Property Type: House
Land Size: 976 sqm approx