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

20 Parklands Avenue, Briar Hill Vic 3088

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$880,000		&		\$950,000			
Median sale p	rice							
Median price	\$999,000	Pro	operty Type	Hou	ISE		Suburb	Briar Hill
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	49 Gladstone Rd BRIAR HILL 3088	\$985,000	12/06/2021
2	60 Belmont Cr MONTMORENCY 3094	\$950,000	06/07/2021
3	103 Karingal Dr BRIAR HILL 3088	\$910,000	23/04/2021

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:

06/10/2021 20:03



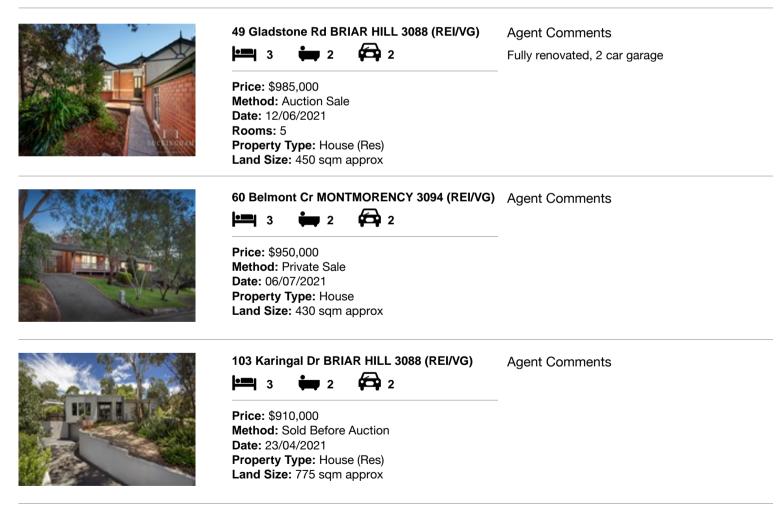






Property Type: Divorce/Estate/Family Transfers Land Size: 461 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$950,000 Median House Price June quarter 2021: \$999,000

Comparable Properties



Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



Propertydata

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