

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 consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$999,000 Property Type House Suburb Briar Hill

Period - From 01/04/2021 to 30/06/2021 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	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



49 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Fully renovated, 2 car garage

Price: \$985,000
Method: Auction Sale
Date: 12/06/2021
Rooms: 5
Property Type: House (Res)
Land Size: 450 sqm approx



60 Belmont Cr MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$950,000
Method: Private Sale
Date: 06/07/2021
Property Type: House
Land Size: 430 sqm approx



103 Karingal Dr BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$910,000
Method: Sold Before Auction
Date: 23/04/2021
Property Type: House (Res)
Land Size: 775 sqm approx