

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

1/21 Beaconsfield Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$637,500

Property Type Unit

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	1/63 Airlie Rd MONTMORENCY 3094	\$738,000	08/07/2020
2	4/25 Williams Rd BRIAR HILL 3088	\$730,000	30/05/2020
3	2/23 Woodland Gr BRIAR HILL 3088	\$662,500	13/06/2020

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:

14/07/2020 14:32

1/21 Beaconsfield Road, Briar Hill Vic 3088

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 2 1

Property Type: Unit
Land Size: 224 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2020: \$637,500

Comparable Properties



1/63 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$738,000
Method: Auction Sale
Date: 08/07/2020
Rooms: 5
Property Type: Unit
Land Size: 302 sqm approx



4/25 Williams Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 1

Price: \$730,000
Method: Private Sale
Date: 30/05/2020
Property Type: Unit



2/23 Woodland Gr BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$662,500
Method: Auction Sale
Date: 13/06/2020
Property Type: Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.