

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

6 Parklands Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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.

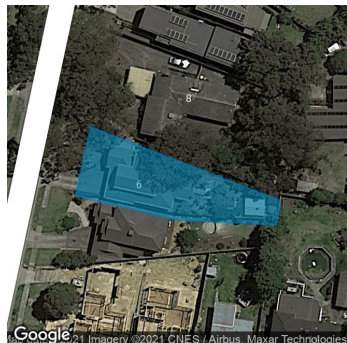
	Address of comparable property	Price	Date of sale
1	21 Starling St MONTMORENCY 3094	\$1,310,000	08/05/2021
2	3 Clydebank St GREENSBOROUGH 3088	\$1,303,000	21/07/2021
3	1/23 Diamond St ELTHAM 3095	\$1,172,000	23/07/2021

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:

29/09/2021 10:43



3 2 2

Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2021: \$999,000

Comparable Properties



21 Starling St MONTMORENCY 3094 (REI/VG)

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Extra bedroom at Starling but similar size block



3 Clydebank St GREENSBOROUGH 3088 (REI/VG)

4 3 2

Price: \$1,303,000
Method: Private Sale
Date: 21/07/2021
Property Type: House
Land Size: 311 sqm approx

Agent Comments

Extra bedroom & Bathroom at Clydebank but similar style home (newer build)



1/23 Diamond St ELTHAM 3095 (REI/VG)

3 2 2

Price: \$1,172,000
Method: Private Sale
Date: 23/07/2021
Property Type: Townhouse (Single)
Land Size: 441 sqm approx

Agent Comments