## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Parklands Avenue, Briar Hill Vic 3088

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing			
Range betwee	n \$1,200,000		&		\$1,300,0	00			
Median sale p	rice								
Median price	\$999,000	Pro	operty Type	Hou	se		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.

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





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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**

A LEW CONTRACTOR	21 Starling St MONTMORENCY 3094 (REI/VG) 2 2 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 2 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 2 Price: \$1,172,000 Method: Private Sale Date: 23/07/2021 Property Type: Townhouse (Single) Land Size: 441 sqm approx	Agent Comments

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



property data

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