# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	
postocuo	

### Indicative selling price

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

hange between \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Range between	\$900,000	&	\$990,000
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### Median sale price

Median price	\$965,500	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/5 Doon Ct BRIAR HILL 3088	\$1,075,000	17/12/2024
2	1/131 Mountain View Rd BRIAR HILL 3088	\$1,050,000	19/11/2024
3	71 Mountain View Rd MONTMORENCY 3094	\$950,000	12/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/02/2025 12:21
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Property Type: House Land Size: 329 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** Year ending December 2024: \$965,500

# Comparable Properties

2/5 Doon Ct BRIAR HILL 3088 (VG)

Price: \$1,075,000 Method: Sale Date: 17/12/2024

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



1/131 Mountain View Rd BRIAR HILL 3088 (REI/VG)





**Agent Comments** 

Similar home however this property has the additional bathroom

Price: \$1,050,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 445 sqm approx



71 Mountain View Rd MONTMORENCY 3094 (REI/VG)





Price: \$950,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 477 sqm approx **Agent Comments** 

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





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