

# 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

2/117 Karingal Drive, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$925,000

### Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Briar Hill

Period - From

01/01/2022

to

31/03/2022

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	4/12 Station Rd MONTMORENCY 3094	\$950,000	21/11/2021
2	6/62 Rattray Rd MONTMORENCY 3094	\$910,000	13/04/2022
3	1/65 Fernside Av BRIAR HILL 3088	\$908,000	11/03/2022

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:

03/05/2022 12:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$925,000

**Median House Price**

March quarter 2022: \$1,125,000

## Comparable Properties

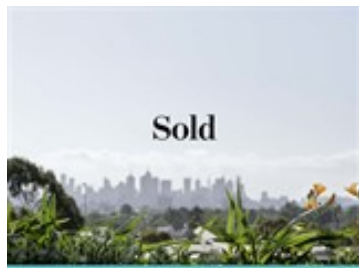


**4/12 Station Rd MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2021  
**Property Type:** Unit  
**Land Size:** 346 sqm approx



Sold

**6/62 Rattray Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 13/04/2022  
**Property Type:** Unit



**1/65 Fernside Av BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$908,000  
**Method:** Sold Before Auction  
**Date:** 11/03/2022  
**Property Type:** House (Res)  
**Land Size:** 389 sqm approx