

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

10 Box Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$910,000 Property Type House Suburb Briar Hill

Period - From 01/10/2020 to 31/12/2020 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	97 Fernside Av BRIAR HILL 3088	\$960,000	06/11/2020
2	11 Suzanne Ct BRIAR HILL 3088	\$950,000	23/12/2020
3	19 Wembley CI BRIAR HILL 3088	\$935,000	20/12/2020

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:

02/03/2021 12:04



Property Type: House (Res)
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2020: \$910,000

Comparable Properties



97 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 06/11/2020
Property Type: House
Land Size: 834 sqm approx



11 Suzanne Ct BRIAR HILL 3088 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 23/12/2020
Property Type: House
Land Size: 883 sqm approx



19 Wembley Ct BRIAR HILL 3088 (REI)

Agent Comments



Price: \$935,000
Method: Auction Sale
Date: 20/12/2020
Property Type: House (Res)
Land Size: 966 sqm approx