## 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	1/14 Beaconsfield Road, Briar Hill Vic 3088
ndicative selling pric	ce

## Ir

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

Range between	\$490,000	&	\$520,000
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### Median sale price

Median price	\$760,000	Pro	perty Type	Unit		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	19a Graeme Av MONTMORENCY 3094	\$490,000	16/12/2024
2	1/5 Sherbourne Rd BRIAR HILL 3088	\$500,000	04/12/2024
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### OR

В\* 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:	28/02/2025 13:36









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$490,000 - \$520,000 Median Unit Price Year ending December 2024: \$760,000

# Comparable Properties



19a Graeme Av MONTMORENCY 3094 (REI/VG)

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3 2

**Agent Comments** 

Price: \$490,000 Method: Private Sale Date: 16/12/2024 Property Type: Unit

Land Size: 198 sqm approx

1/5 Sherbourne Rd BRIAR HILL 3088 (REI)

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**Agent Comments** 

Price: \$500,000

Method: Sold Before Auction

Date: 04/12/2024 Property Type: Unit

Land Size: 124 sqm approx

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.

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





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