



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/46 Beaconsfield Road,  
BRIAR HILL 3088**

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$690,000 - \$750,000**

### Median sale price

Median **House** for **BRIAR HILL** for period **Jan 2018 - Dec 2019**

Sourced from **REIV**.

**\$871,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/60 Medbury Avenue,  
GREENSBOROUGH 3088**

**Price \$765,000** Sold 24  
December 2018

**1/4 Box Road,  
BRIAR HILL 3088**

**Price \$744,000** Sold 23  
October 2018

**1/135 Sherbourne Road,  
MONTMORENCY 3094**

**Price \$691,000** Sold 17  
November 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Urban Property Melbourne

106 Langridge Street,  
Collingwood VIC 3066

#### Contact agents



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