

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

16 Boyce Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,130,000

Property Type House

Suburb Briar Hill

Period - From 01/07/2021

to

30/09/2021

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	30 Pine Av BRIAR HILL 3088	\$1,400,000	25/09/2021
2	6 Elizabeth St MONTMORENCY 3094	\$1,330,000	26/10/2021
3			

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.~~

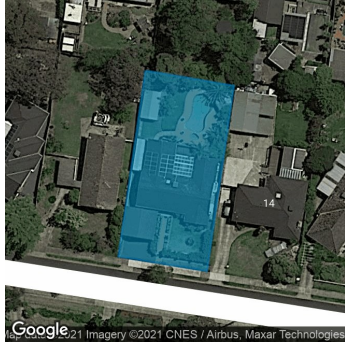
This Statement of Information was prepared on:

05/11/2021 17:03

16 Boyce Avenue, Briar Hill Vic 3088

**Jellis
Craig**

Scott Nugent
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4 2 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

September quarter 2021: \$1,130,000

Comparable Properties



30 Pine Av BRIAR HILL 3088 (REI)

Agent Comments

4 2 3

Price: \$1,400,000

Method: Private Sale

Date: 25/09/2021

Property Type: House

Land Size: 944 sqm approx



6 Elizabeth St MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Sold Before Auction

Date: 26/10/2021

Property Type: House (Res)

Land Size: 806 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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