

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

11 Sherbourne Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$999,000 Property Type House Suburb Briar Hill

Period - From 01/04/2021 to 30/06/2021 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	60 Belmont Cr MONTMORENCY 3094	\$950,000	06/07/2021
2	10 Kelvin Av MONTMORENCY 3094	\$940,000	19/05/2021
3	26 Paterson Cr GREENSBOROUGH 3088	\$871,000	09/07/2021

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:

01/10/2021 13:48



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

June quarter 2021: \$999,000

Comparable Properties



60 Belmont Cr MONTMORENCY 3094 (REI/VG) Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 06/07/2021

Property Type: House

Land Size: 430 sqm approx



10 Kelvin Av MONTMORENCY 3094 (REI/VG) Agent Comments

3 2 1

Price: \$940,000

Method: Private Sale

Date: 19/05/2021

Property Type: Townhouse (Single)

Land Size: 239 sqm approx



26 Paterson Cr GREENSBOROUGH 3088 (REI) Agent Comments

3 1 2

Price: \$871,000

Method: Private Sale

Date: 09/07/2021

Property Type: House (Res)

Land Size: 588 sqm approx