

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

1/133 Mountain View Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price

\$716,000

Property Type

Unit

Suburb

Briar Hill

Period - From

01/01/2020

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	1/82 Airlie Rd MONTMORENCY 3094	\$900,000	09/02/2021
2	2/91 Karingal Dr BRIAR HILL 3088	\$865,000	03/10/2020
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:

01/04/2021 09:38



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Property Type: Townhouse (Res)

Land Size: 399 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending December 2020: \$716,000

Comparable Properties



1/82 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 09/02/2021

Property Type: Unit



2/91 Karingal Dr BRIAR HILL 3088 (VG)

Agent Comments

 3  -  -

Price: \$865,000

Method: Sale

Date: 03/10/2020

Property Type: Strata Unit/Flat

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.