

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

103 Karingal Drive, 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 \$910,000

Property Type House

Suburb Briar Hill

Period - From 01/10/2020

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 | 11 Tallaroon Ct GREENSBOROUGH 3088 | \$868,100 | 14/03/2021 |
| 2 | 3 Nioka Ct ELTHAM 3095 | \$835,000 | 01/10/2020 |
| 3 | 8 Suzanne Ct BRIAR HILL 3088 | \$830,000 | 10/11/2020 |

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 13:47



 3  2  2

Property Type: House
Land Size: 775 approx. sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2020: \$910,000

Comparable Properties



11 Tallaroon Ct GREENSBOROUGH 3088 (REI) [Agent Comments](#)

 3  1  2

Price: \$868,100
Method: Private Sale
Date: 14/03/2021
Property Type: House
Land Size: 822 sqm approx



3 Nioka Ct ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 3  3  -

Price: \$835,000
Method: Private Sale
Date: 01/10/2020
Property Type: House
Land Size: 830 sqm approx



8 Suzanne Ct BRIAR HILL 3088 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 10/11/2020
Property Type: House
Land Size: 789 sqm approx