

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

2/2 River Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Briar Hill

Period - From 01/07/2019

to 30/06/2020

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	2/9 Mayona Rd MONTMORENCY 3094	\$712,500	01/06/2020
2	2/21 Davey Rd MONTMORENCY 3094	\$660,000	07/04/2020
3	3/16 Railway Rd BRIAR HILL 3088	\$640,000	24/03/2020

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:

18/08/2020 10:33



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2020: \$662,500

Comparable Properties



2/9 Mayona Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

 2  1  1

Price: \$712,500

Method: Private Sale

Date: 01/06/2020

Property Type: Unit



2/21 Davey Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

 2  1  2

Price: \$660,000

Method: Private Sale

Date: 07/04/2020

Rooms: 3

Property Type: House (Res)

Land Size: 462 sqm approx



3/16 Railway Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 2  2  1

Price: \$640,000

Method: Sold Before Auction

Date: 24/03/2020

Rooms: 5

Property Type: Unit