## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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2/2 River Street, Briar Hill Vic 3088
2

#### Indicative selling price

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

Range between	\$650,000	&	\$700,000
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### Median sale price

Median price	\$662,500	Pro	perty 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

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

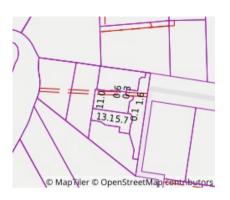
This Statement of Information was prepared on:	18/08/2020 10:33





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Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2020: \$662,500



# Property Type: Strata Unit/Flat Agent Comments

# Comparable Properties



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

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Price: \$712,500 Method: Private Sale Date: 01/06/2020 Property Type: Unit



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

**1** 2 **1** 1 **1** 

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)

Price: \$640,000

Method: Sold Before Auction

Date: 24/03/2020 Rooms: 5

Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



