

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

3/9-11 Leach Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$755,000

Property Type Unit

Suburb Briar Hill

Period - From 01/10/2022

to 30/09/2023

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	2/8-10 Fernside Av BRIAR HILL 3088	\$730,000	10/07/2023
2	5/96 Para Rd MONTMORENCY 3094	\$715,000	04/09/2023
3	3/2 Fernside Av BRIAR HILL 3088	\$670,000	09/10/2023

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:

06/11/2023 10:05

3/9-11 Leach Street, Briar Hill Vic 3088

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

Year ending September 2023: \$755,000



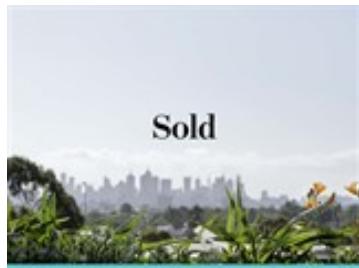
2 1 1

Property Type: Unit

Land Size: 339 sqm approx

Agent Comments

Comparable Properties



2/8-10 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 10/07/2023

Property Type: Unit



5/96 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 04/09/2023

Property Type: Unit

Land Size: 221 sqm approx



3/2 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000

Method: Private Sale

Date: 09/10/2023

Property Type: Unit

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



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