

# 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

174 Mountain View Road, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$999,000 Property Type House Suburb Briar Hill

Period - From 01/04/2021 to 30/06/2021 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	31a Beaconsfield Rd BRIAR HILL 3088	\$1,011,000	29/05/2021
2	3 Box Rd BRIAR HILL 3088	\$1,000,000	27/04/2021
3	49 Gladstone Rd BRIAR HILL 3088	\$985,000	12/06/2021

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:

28/09/2021 14:03

174 Mountain View Road, Briar Hill Vic 3088

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



3   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

June quarter 2021: \$999,000

## Comparable Properties



**31a Beaconsfield Rd BRIAR HILL 3088 (REI)**

Agent Comments

3   1   2

**Price:** \$1,011,000

**Method:** Sold Before Auction

**Date:** 29/05/2021

**Property Type:** House (Res)

**Land Size:** 509 sqm approx



**3 Box Rd BRIAR HILL 3088 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 27/04/2021

**Property Type:** House (Res)

**Land Size:** 801 sqm approx



**49 Gladstone Rd BRIAR HILL 3088 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 12/06/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 450 sqm approx

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



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