

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

1/9 Box Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price \$950,000

Property Type House

Suburb Briar Hill

Period - From 01/04/2022

to 30/06/2022

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	32 Boyce Av BRIAR HILL 3088	\$795,000	30/07/2022
2	2 Batman Wlk GREENSBOROUGH 3088	\$738,000	15/08/2022
3	12 Victoria St GREENSBOROUGH 3088	\$720,000	18/06/2022

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:

06/09/2022 12:34



 4  2  1

Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$750,000
Median House Price
June quarter 2022: \$950,000

Comparable Properties



32 Boyce Av BRIAR HILL 3088 (REI)

Agent Comments

 3  1  2

Price: \$795,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 466 sqm approx



2 Batman Wlk GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$738,000
Method: Private Sale
Date: 15/08/2022
Property Type: Unit
Land Size: 403 sqm approx



12 Victoria St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$720,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 529 sqm approx