

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

18 Heather Grove, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,050,000

&

\$1,125,000

Median sale price

Median price \$825,000

Property Type House

Suburb Briar Hill

Period - From 01/04/2019

to

31/03/2020

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	74 Rattray Rd MONTMORENCY 3094	\$1,195,000	19/01/2020
2	3/39 Starling St MONTMORENCY 3094	\$1,077,000	17/12/2019
3			

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:

23/04/2020 13:25

18 Heather Grove, Briar Hill Vic 3088

**Jellis
Craig**

Scott Nugent

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3 2 2

Property Type: House

Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,125,000

Median House Price

Year ending March 2020: \$825,000

Comparable Properties



74 Rattray Rd MONTMORENCY 3094 (VG)

4 - -

Price: \$1,195,000

Method: Sale

Date: 19/01/2020

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Similar sized block of land, however, Rattray Road did have the additional 4th bedroom.



3/39 Starling St MONTMORENCY 3094 (REI/VG)

3 2 2

Price: \$1,077,000

Method: Private Sale

Date: 17/12/2019

Property Type: Townhouse (Single)

Agent Comments

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.