

# 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

2/154 Mountain View Road, Briar Hill Vic 3088

### Indicative selling price

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

Range between \$660,000 & \$700,000

### Median sale price

Median price \$760,000

Property Type Unit

Suburb Briar Hill

Period - From 01/10/2023

to 30/09/2024

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	2/1 Campbell Rd BRIAR HILL 3088	\$655,000	23/09/2024
2	2/31 Williams Rd BRIAR HILL 3088	\$691,000	01/08/2024
3	5/2 Fernside Av BRIAR HILL 3088	\$700,000	18/05/2024

**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:

12/11/2024 17:09



2 1 1

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 189 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$700,000  
**Median Unit Price**  
Year ending September 2024: \$760,000

## Comparable Properties



2/1 Campbell Rd BRIAR HILL 3088 (REI)

**Agent Comments**

2 1 1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** Unit



2/31 Williams Rd BRIAR HILL 3088 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$691,000  
**Method:** Private Sale  
**Date:** 01/08/2024  
**Property Type:** Unit



5/2 Fernside Av BRIAR HILL 3088 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** Unit  
**Land Size:** 243 sqm approx

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