## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/9 Gladstone Road, Briar Hill Vic 3088

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$860,000			&		\$945,000			
Median sale p	rice							
Median price	\$965,500	Pro	operty Type	Hou	se		Suburb	Briar Hill
Period - From	01/01/2024	to	31/12/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/34 Williams Rd BRIAR HILL 3088	\$915,000	14/12/2024
2	1/12-14 Fernside Av BRIAR HILL 3088	\$915,000	19/10/2024
3	2 Amiet St GREENSBOROUGH 3088	\$940,000	02/10/2024

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:

24/03/2025 14:03





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





Property Type: House Land Size: 329 sqm approx Agent Comments Indicative Selling Price \$860,000 - \$945,000 Median House Price Year ending December 2024: \$965,500

# **Comparable Properties**

	1/34 Williams Rd BRIAR HILL 3088 (VG)	Agent Comments Similar home however this property is unrenovated		
	<b>1999</b> - <b>199</b> -			
	Price: \$915,000 Method: Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 510 sqm approx			
	1/12-14 Fernside Av BRIAR HILL 3088 (REI)	Agent Comments		
A AND AND	<b>1</b> 3 <b>1</b> 2 <b>2</b> 2	This property has an additional bathroom but is unrenovated		
	Price: \$915,000 Method: Private Sale			
La Maria	Date: 19/10/2024			
	Property Type: Unit Land Size: 338 sqm approx			
and the second second	2 Amiet St GREENSBOROUGH 3088 (REI/VG)	Agent Comments		
	<b> == </b> 3 <b> ==</b> 1 <b> =</b> 1	Similar home however not as good a		
	Price: \$940,000			
	Method: Private Sale			
Mary	Date: 02/10/2024 Property Type: House (Res)			
	Land Size: 504 sqm approx			

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



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