

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

7 Outlook Crescent, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,015,000

Property Type House

Suburb Briar Hill

Period - From 01/04/2023

to

30/06/2023

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	152 Reichelt Av MONTMORENCY 3094	\$1,250,000	25/05/2023
2	11 Hyacinth St BRIAR HILL 3088	\$1,250,000	05/05/2023
3	35 Acheron Cr ELTHAM NORTH 3095	\$1,150,000	18/07/2023

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:

09/08/2023 11:08

7 Outlook Crescent, Briar Hill Vic 3088



 4  2 

Property Type: House
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2023: \$1,015,000

Comparable Properties



152 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 741 sqm approx



11 Hyacinth St BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 05/05/2023
Property Type: House
Land Size: 785 sqm approx



35 Acheron Cr ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  3

Price: \$1,150,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 917 sqm approx

Account - Jellis Craig | P: 03 94598111



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