

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

6 Heather Grove Briar Hill VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,600

Property type

House

Suburb

Briar Hill

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

3/11 Springfield Street Briar Hill VIC 3088	\$805,000	24-Feb-20
3/26 Graeme Avenue Montmorency VIC 3094	\$758,000	11-Dec-19
1/87 Rattray Road Montmorency VIC 3094	\$798,000	05-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 09 June 2020



3/11 Springfield Street Briar Hill VIC 3088 Sold Price **\$805,000** Sold Date **24-Feb-20**
Distance **0.53km**

 3  2  2



3/26 Graeme Avenue Montmorency VIC 3094 Sold Price **\$758,000** Sold Date **11-Dec-19**
Distance **0.91km**

 3  2  2



1/87 Rattray Road Montmorency VIC 3094 Sold Price ^{RS} **\$798,000** Sold Date **05-Apr-20**
Distance **1.47km**

 3  2  2

RS = Recent sale **UN** = Undisclosed Sale

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