

## 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

9A DOON COURT 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) (\*Delete single price or range as applicable)

Single Price

\$1,275,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,001,000

Property type

House

Suburb

Briar Hill

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/75 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$1,210,000	06-Nov-23

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: 12 March 2024

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1/75 SHERBOURNE ROAD  
MONTMORENCY VIC 3094

 4  2  2

Sold Price <sup>RS</sup> **\$1,210,000** Sold Date **06-Nov-23**

Distance **0.73km**

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

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