

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

31a Beaconsfield Road, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$900,500

Property Type

House

Suburb

Briar Hill

Period - From

01/04/2020

to

31/03/2021

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	2/5 Louis St GREENSBOROUGH 3088	\$850,000	29/04/2021
2	164 Elder St GREENSBOROUGH 3088	\$867,000	24/04/2021
3	1/40 Railway Rd BRIAR HILL 3088	\$865,000	27/03/2021

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:

25/05/2021 12:37

31a Beaconsfield Road, Briar Hill Vic 3088

**Jellis
Craig**

Scott Nugent
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3 1 2

Property Type: House
Land Size: 509 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending March 2021: \$900,500

Comparable Properties



2/5 Louis St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Bigger land size

Price: \$850,000
Method: Private Sale
Date: 29/04/2021
Property Type: House
Land Size: 700 sqm approx



164 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$867,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 532 sqm approx



1/40 Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 1

Price: \$865,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 362 sqm approx

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