



## 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	35 Bonnie Doone Street, Briar Hill Vic 3088
---	---

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$730,000	&	\$760,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$761,832	House	X	Unit		Suburb	Briar Hill
Period - From	01/07/2016	to	30/06/2017	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	50 Albion Cr GREENSBOROUGH 3088	\$777,000	31/07/2017
2	142 St Helena Rd BRIAR HILL 3088	\$731,000	22/07/2017
3	8 Tarwarri Ct GREENSBOROUGH 3088	\$720,000	27/03/2017

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 793 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$730,000 - \$760,000

**Median House Price**

Year ending June 2017: \$761,832

## Comparable Properties



**50 Albion Cr GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$777,000

**Method:** Private Sale

**Date:** 31/07/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 789 sqm approx



**142 St Helena Rd BRIAR HILL 3088 (REI)**

**Agent Comments**



**Price:** \$731,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 767 sqm approx



**8 Tarwarri Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 27/03/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 633 sqm approx