

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	2/184 Mountain View Road, Briar Hill Vic 3088
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Indicative selling price

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

Single price \$740,000

Median sale price

Median price	\$745,000	House		Unit	X	Suburb	Briar Hill
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

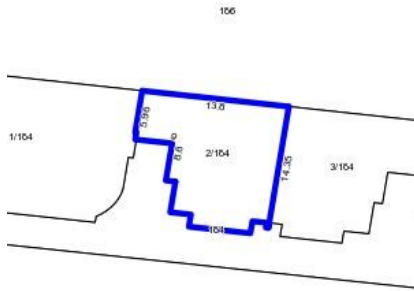
Comparable property sales (*Delete A or B below as applicable)

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	8/110 St Helena Rd BRIAR HILL 3088	\$729,950	05/07/2018
2	4/21 Beaconsfield Rd BRIAR HILL 3088	\$690,000	30/06/2018
3	2/24 Railway Rd BRIAR HILL 3088	\$685,000	31/05/2018

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.



3 2 1

Rooms:
Property Type: Unit
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$740,000
Median Unit Price
Year ending June 2018: \$745,000

Comparable Properties



8/110 St Helena Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$729,950
Method: Private Sale
Date: 05/07/2018
Rooms: 4
Property Type: Unit



4/21 Beaconsfield Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 30/06/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 238 sqm approx



2/24 Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$685,000
Method: Private Sale
Date: 31/05/2018
Rooms: 4
Property Type: Unit