

# 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

3/8 Railway Road, 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)

Single price

\$809,000

### Median sale price

Median price

\$716,000

Property Type

Unit

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	1/8 Railway Rd, Briar Hill, Vic 3088, Australia	\$840,000	28/05/2021
2	2/15 Ripper St MONTMORENCY 3094	\$800,000	29/05/2021
3			

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:

16/06/2021 12:08



 3  1  2

**Property Type:** Unit  
**Land Size:** 279 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$809,000

**Median Unit Price**

Year ending March 2021: \$716,000

## Comparable Properties

1/8 Railway Rd, Briar Hill, Vic 3088, Australia  
(REI)

**Agent Comments**

 3  1  2

**Price:** \$840,000

**Method:**

**Date:** 28/05/2021

**Property Type:** Unit



2/15 Ripper St MONTMORENCY 3094 (REI)

**Agent Comments**

 3  1  2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** Unit

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.