

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

54 Beaconsfield Road, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,003,000

Property Type

House

Suburb

Briar Hill

Period - From

01/04/2023

to

31/03/2024

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	44 Nell St GREENSBOROUGH 3088	\$1,200,000	04/06/2024
2	1/7 Charles St GREENSBOROUGH 3088	\$1,160,000	13/04/2024
3	2/10 Turner St BRIAR HILL 3088	\$1,153,000	20/05/2024

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:

21/06/2024 13:01

54 Beaconsfield Road, Briar Hill Vic 3088

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



 3  2  1

Property Type: House
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2024: \$1,003,000

Comparable Properties



44 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  3

Price: \$1,200,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 601 sqm approx



1/7 Charles St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$1,160,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)
Land Size: 304 sqm approx



2/10 Turner St BRIAR HILL 3088 (REI)

Agent Comments

 4  3  2

Price: \$1,153,000
Method: Private Sale
Date: 20/05/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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