

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

121 Karingal Drive, Briar Hill Vic 3088

Indicative selling price

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

Single price

\$960,000

Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Briar Hill

Period - From

01/01/2022

to

31/03/2022

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	292 St Helena Rd ST HELENA 3088	\$1,000,000	18/02/2022
2	15 Boyce Av BRIAR HILL 3088	\$990,000	01/04/2022
3	7 Carbora Dale GREENSBOROUGH 3088	\$965,000	05/02/2022

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:

06/07/2022 22:10



3 2 2

Property Type: House
Land Size: 899 sqm approx
Agent Comments

Indicative Selling Price
\$960,000
Median House Price
March quarter 2022: \$1,125,000

Comparable Properties



292 St Helena Rd ST HELENA 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 18/02/2022
Property Type: House (Res)
Land Size: 933 sqm approx



15 Boyce Av BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$990,000
Method: Sold Before Auction
Date: 01/04/2022
Property Type: House (Res)
Land Size: 868 sqm approx



7 Carbora Dale GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$965,000
Method: Auction Sale
Date: 05/02/2022
Rooms: 6
Property Type: House (Res)
Land Size: 597 sqm approx

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