

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

31 Boyce Avenue, Briar Hill Vic 3088

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,063,000

Property Type

House

Suburb

Briar Hill

Period - From

01/10/2023

to

31/12/2023

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	1/16 Wiluna Ct BRIAR HILL 3088	\$1,005,000	23/01/2024
2	6 Arthur St BRIAR HILL 3088	\$1,001,000	07/10/2023
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:

15/02/2024 13:37



3 1 2

Rooms: 8
Property Type: House (Res)
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
December quarter 2023: \$1,063,000

Comparable Properties



1/16 Wiluna Ct BRIAR HILL 3088 (REI)

Agent Comments

3 2 1

Price: \$1,005,000
Method: Private Sale
Date: 23/01/2024
Property Type: House



6 Arthur St BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$1,001,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 631 sqm approx

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.