

# 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

2/106 St Helena 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)

Range between \$680,000 & \$730,000

### Median sale price

Median price \$795,000

Property Type Unit

Suburb Briar Hill

Period - From 01/01/2021

to 31/12/2021

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	2/15 Warwick Rd GREENSBOROUGH 3088	\$775,000	07/02/2022
2	4/157 Henry St GREENSBOROUGH 3088	\$775,000	28/10/2021
3	1/184 St Helena Rd GREENSBOROUGH 3088	\$681,350	14/12/2021

**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:

28/02/2022 13:13

2/106 St Helena Road, Briar Hill Vic 3088



Property Type:

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

Year ending December 2021: \$795,000

## Comparable Properties



2/15 Warwick Rd GREENSBOROUGH 3088  
(REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 07/02/2022

Rooms: 5

Property Type: Unit



4/157 Henry St GREENSBOROUGH 3088  
(REI/VG)

Agent Comments



Price: \$775,000

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)



1/184 St Helena Rd GREENSBOROUGH 3088  
(REI/VG)

Agent Comments



Price: \$681,350

Method: Private Sale

Date: 14/12/2021

Property Type: House

Account - Ray White Eltham | P: 03 9431 3425



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.