

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

1/20 Gladstone Road, Briar Hill Vic 3088

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Briar Hill

Period - From

01/08/2023

to

31/07/2024

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	1/15 Springfield St BRIAR HILL 3088	\$1,405,000	26/06/2024
2	1/29 Starling St MONTMORENCY 3094	\$1,500,000	27/06/2024
3	9a Doon Ct BRIAR HILL 3088	\$1,263,000	28/05/2024

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:

01/08/2024 16:19



 4  2  2

Property Type: Townhouse
(Single)
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000
Median Unit Price
01/08/2023 - 31/07/2024: \$770,000

Comparable Properties

1/15 Springfield St BRIAR HILL 3088 (REI)

Agent Comments

 4  3  2

Price: \$1,405,000
Method:
Date: 26/06/2024
Property Type: House

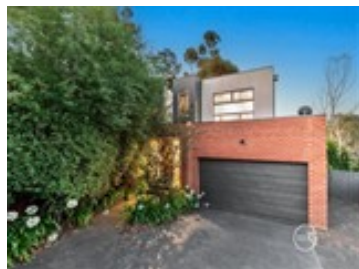


1/29 Starling St MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 493 sqm approx



9a Doon Ct BRIAR HILL 3088 (REI)

Agent Comments

 4  3  2

Price: \$1,263,000
Method: Private Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 594 sqm approx