

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

5 Hibiscus Avenue, Briar Hill Vic 3088

Indicative selling price

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

Single price

\$985,000

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	8 Baranbali Gr GREENSBOROUGH 3088	\$1,000,000	09/04/2022
2	15 Boyce Av BRIAR HILL 3088	\$990,000	01/04/2022
3	227 Bolton St ELTHAM 3095	\$980,000	19/02/2022

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:

10/06/2022 10:06

5 Hibiscus Avenue, Briar Hill Vic 3088

**Jellis
Craig**

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



3 1 2

Property Type: House
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price
\$985,000

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

Comparable Properties



8 Baranbali Gr GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 -

Price: \$1,000,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 928 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



227 Bolton St ELTHAM 3095 (REI/VG) **Agent Comments**

3 2 2

Price: \$980,000
Method: Private Sale
Date: 19/02/2022
Property Type: House
Land Size: 693 sqm approx

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



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