

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

6 Hibiscus Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$951,000

Property Type House

Suburb Briar Hill

Period - From 01/04/2024

to

30/06/2024

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	1/142 St Helena Rd BRIAR HILL 3088	\$749,000	15/06/2024
2	2/1 Graeme Av MONTMORENCY 3094	\$755,000	13/06/2024
3	2/49 Leach St BRIAR HILL 3088	\$737,000	08/06/2024

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 14:08



3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
June quarter 2024: \$951,000

Comparable Properties



1/142 St Helena Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 2

Price: \$749,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 370 sqm approx



2/1 Graeme Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 1 2

Price: \$755,000
Method: Private Sale
Date: 13/06/2024
Rooms: 5
Property Type: Unit



2/49 Leach St BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$737,000
Method: Private Sale
Date: 08/06/2024
Property Type: Unit
Land Size: 388 sqm approx