

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

3/93 Karingal Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$945,250

Property Type House

Suburb Briar Hill

Period - From 14/08/2022

to

13/08/2023

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	111 St Helena Rd GREENSBOROUGH 3088	\$925,000	29/07/2023
2	3/12 Davey Rd MONTMORENCY 3094	\$885,000	05/05/2023
3	1/50 Beaconsfield Rd BRIAR HILL 3088	\$870,000	01/08/2023

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:

14/08/2023 13:34



3 2 2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median House Price

14/08/2022 - 13/08/2023: \$945,250

Comparable Properties



111 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 1

Price: \$925,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 460 sqm approx



3/12 Davey Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$885,000
Method: Private Sale
Date: 05/05/2023
Property Type: Unit
Land Size: 240 sqm approx



1/50 Beaconsfield Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 1

Price: \$870,000
Method: Private Sale
Date: 01/08/2023
Property Type: Unit

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