

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

68a Gladstone Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Briar Hill

Period - From 01/04/2021

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	5/116 Mountain View Rd BRIAR HILL 3088	\$670,000	19/03/2022
2	5/154 Mountain View Rd BRIAR HILL 3088	\$605,000	18/01/2022
3	2/117 Mountain View Rd BRIAR HILL 3088	\$587,500	22/03/2022

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:

19/04/2022 12:18



1 1 1

Property Type: Unit
Land Size: 235 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2022: \$790,000

Comparable Properties



5/116 Mountain View Rd BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Auction Sale
Date: 19/03/2022
Property Type: Unit



5/154 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 18/01/2022
Property Type: Unit



2/117 Mountain View Rd BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$587,500
Method: Private Sale
Date: 22/03/2022
Property Type: Unit