Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert 1 4 1	ty offered	for sal	е
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Address	68a Gladstone Road, Briar Hill Vic 3088
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
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Median sale price

Median price	\$790,000	Pro	perty Type Ur	nit		Suburb	Briar Hill
Period - From	01/04/2021	to	31/03/2022	So	ource	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

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 comparableproperties 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
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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) **└─** 2

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

Agent Comments



5/154 Mountain View Rd BRIAR HILL 3088

(REI/VG)



Price: \$605,000 Method: Private Sale

Date: 18/01/2022 Property Type: Unit Agent Comments



2/117 Mountain View Rd BRIAR HILL 3088

(REI) **-**2

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

Agent Comments

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





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