

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

11 Hyacinth Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$912,500 Property Type House Suburb Briar Hill

Period - From 01/04/2022 to 31/03/2023 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	3 Stuart St GREENSBOROUGH 3088	\$1,100,000	09/04/2023
2	7 Starling St MONTMORENCY 3094	\$1,050,000	31/03/2023
3	45 Baldwin Av MONTMORENCY 3094	\$1,020,000	30/11/2022

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:

27/04/2023 12:09

11 Hyacinth Street, Briar Hill Vic 3088

**Jellis
Craig**

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



 4  2  2

Property Type: House
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
Year ending March 2023: \$912,500

Comparable Properties



3 Stuart St GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 09/04/2023
Property Type: House
Land Size: 800 sqm approx



7 Starling St MONTMORENCY 3094 (REI)

Agent Comments

 4  2  1

Price: \$1,050,000
Method: Private Sale
Date: 31/03/2023
Rooms: 9
Property Type: House (Res)
Land Size: 650 sqm approx



45 Baldwin Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,020,000
Method: Auction Sale
Date: 30/11/2022
Property Type: House (Res)
Land Size: 667 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.