Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1 Hyacinth Street, Briar Hill Vic 3088
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Indicative selling price

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

Range between \$980,000	&	\$1,070,000
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Median sale price

Median price	\$912,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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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)

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



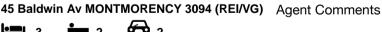
7 Starling St MONTMORENCY 3094 (REI)



Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 31/03/2023 Rooms: 9

Property Type: House (Res) Land Size: 650 sqm approx



Price: \$1,020,000 Method: Auction Sale

Date: 30/11/2022 Property Type: House (Res) Land Size: 667 sqm approx

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