## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	1/131 Mountain View Road, Briar Hill Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

#### Median sale price

Median price	\$1,001,000	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/10/2023	to	30/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	1/60 St Helena Rd GREENSBOROUGH 3088	\$950,000	16/09/2024
2	5 Ayr Ct BRIAR HILL 3088	\$966,000	27/08/2024
3			

#### 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:	07/11/2024 10:54
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Date of sale



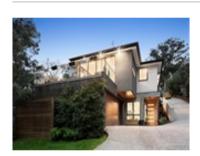
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 445 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending September 2024: \$1,001,000

# Comparable Properties



1/60 St Helena Rd GREENSBOROUGH 3088

(REI)

**-**3

Method: Private Sale

2

Price: \$950,000

Date: 16/09/2024 Property Type: Townhouse (Res) Land Size: 162 sqm approx

5 Ayr Ct BRIAR HILL 3088 (REI)

**=**3

**—** 

**2** 

Agent Comments

**Agent Comments** 

Price: \$966,000 Method: Private Sale Date: 27/08/2024 Property Type: House

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.

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