

# 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

1/131 Mountain View Road, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,001,000

Property 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 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	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

1/131 Mountain View Road, Briar Hill Vic 3088

Jellis  
Craig

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



3 2 2

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) Agent Comments

3 2 2

Price: \$950,000  
Method: Private Sale  
Date: 16/09/2024  
Property Type: Townhouse (Res)  
Land Size: 162 sqm approx



5 Ayr Ct BRIAR HILL 3088 (REI) Agent Comments

3 2 2

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.

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



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