Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
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Address	4 Ayr Court, 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 \$700,000	&	\$770,000
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Median sale price

Median price	\$965,000	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	5/20 Sherbourne Rd MONTMORENCY 3094	\$705,000	15/11/2024
2	3/45 Sherbourne Rd MONTMORENCY 3094	\$676,500	26/11/2024
3	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024

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:	14/03/2025 11:44









Property Type: House **Land Size:** 248 sqm approx Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median House Price December quarter 2024: \$965,000

Comparable Properties

5/20 Sherbourne Rd MONTMORENCY 3094 (REI)

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Agent Comments

Price: \$705,000 **Method:**

Date: 15/11/2024 Property Type: House

3/45 Sherbourne Rd MONTMORENCY 3094 (VG)

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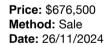






Agent Comments

Agent Comments



Property Type: Flat/Unit/Apartment (Res)

4/53 Looker Rd MONTMORENCY 3094 (REI/VG)

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Price: \$737,500 Method: Private Sale Date: 26/10/2024 Property Type: Unit

Land Size: 338 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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