

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

4 Ayr Court, Briar Hill Vic 3088

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$965,000

Property 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	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 comparable properties 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



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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)

Agent Comments

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Price: \$705,000
Method:
Date: 15/11/2024
Property Type: House



3/45 Sherbourne Rd MONTMORENCY 3094 (VG)

Agent Comments

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Price: \$676,500
Method: Sale
Date: 26/11/2024
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

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Price: \$737,500
Method: Private Sale
Date: 26/10/2024
Property Type: Unit
Land Size: 338 sqm approx

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