## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 15 Law Street, Briar Hill Vic 3088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$920,000		&		\$990,000			
Median sale price								
Median price	\$1,046,000	Pro	Property Type Ho		louse		Suburb	Briar Hill
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Acheron Cr ELTHAM NORTH 3095	\$950,000	26/04/2025
2	155 Mountain View Rd BRIAR HILL 3088	\$1,085,000	01/04/2025
3	83 Fernside Av BRIAR HILL 3088	\$940,000	22/01/2025

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:

20/05/2025 15:06









Property Type: House Land Size: 636 sqm approx Agent Comments Indicative Selling Price \$920,000 - \$990,000 Median House Price March quarter 2025: \$1,046,000

# **Comparable Properties**

3 Acheron Cr ELTHAM NORTH 3095 (REI)     4   2   2     Price: \$950,000     Method: Auction Sale     Date: 26/04/2025     Property Type: House (Res)     Land Size: 791 sqm approx	Agent Comments
155 Mountain View Rd BRIAR HILL 3088 (REI)     1   1 </td <td>Agent Comments</td>	Agent Comments
83 Fernside Av BRIAR HILL 3088 (REI/VG) 4 2 2 1 Price: \$940,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 827 sqm approx	Agent Comments

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



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