#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	4/152 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 \$640,000 & \$680,000	Range between	\$640,000	&	\$680,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$700,000	Pro	perty Type	Jnit		Suburb	Briar Hill
Period - From	23/04/2024	to	22/04/2025	So	ource	Property	v Data

### 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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/86 Karingal Dr ELTHAM NORTH 3095	\$685,000	02/04/2025
2	2/154 Mountain View Rd BRIAR HILL 3088	\$693,000	05/12/2024
3	2/84 Sherbourne Rd MONTMORENCY 3094	\$660,000	30/11/2024

#### 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:	23/04/2025 09:18



Date of sale







Property Type: Unit Land Size: 134 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$640,000 - \$680,000 **Median Unit Price** 23/04/2024 - 22/04/2025: \$700,000

## Comparable Properties



1/86 Karingal Dr ELTHAM NORTH 3095 (REI)

2

**Agent Comments** 

Double garage but a busier location

Price: \$685,000 Method: Private Sale Date: 02/04/2025 Rooms: 4

Property Type: Unit

Land Size: 222 sqm approx

2/154 Mountain View Rd BRIAR HILL 3088 (REI/VG)



2







**Agent Comments** 

Next door unit sold in December



Price: \$693,000 Method: Private Sale Date: 05/12/2024 Property Type: Unit

Land Size: 189 sqm approx

2/84 Sherbourne Rd MONTMORENCY 3094 (REI/VG)





Agent Comments



2

Price: \$660,000 Method: Private Sale Date: 30/11/2024 Property Type: Unit

Land Size: 147 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.