

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

22 River Street, Briar Hill Vic 3088

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	56 Astley St MONTMORENCY 3094	\$1,061,000	29/11/2017
2	67 Fernside Av BRIAR HILL 3088	\$977,000	11/11/2017
3	119 Rattray Rd MONTMORENCY 3094	\$931,500	24/02/2018

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.



Rooms:
Property Type: House
Land Size: 1059 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000 - \$1,000,000
Median House Price
 Year ending December 2017: \$825,000

Comparable Properties



56 Astley St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,061,000
Method: Sold Before Auction
Date: 29/11/2017
Rooms: -
Property Type: House (Res)



67 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$977,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1115 sqm approx



119 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$931,500
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 883 sqm approx