

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

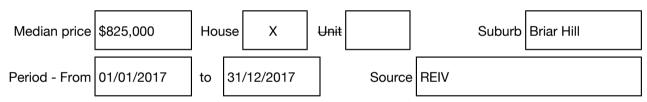
ess 22 River Street, Briar Hill Vic 3088 nd de

Indicative selling price

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

Range between \$920,000	&	\$1,000,000
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Median sale price



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.

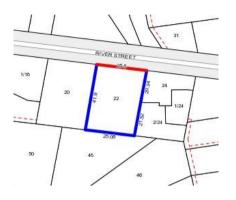
Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata

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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.







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) 4 2 50 1 Price: \$1,061,000 Method: Sold Before Auction Date: 29/11/2017 Rooms: - Property Type: House (Res)	Agent Comments
67 Fernside Av BRIAR HILL 3088 (REI) 3 1 1 1 Price: \$977,000 Method: Auction Sale Date: 11/11/2017 Rooms: - Property Type: House (Res) Land Size: 1115 sqm approx	Agent Comments
119 Rattray Rd MONTMORENCY 3094 (REI) 3 1 1 1 Price: \$931,500 Method: Auction Sale Date: 24/02/2018 Rooms: - Property Type: House (Res) Land Size: 883 sqm approx	Agent Comments

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