

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

1/27 BEACONSFIELD ROAD BRIAR HILL VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,750

Property type

Unit

Suburb

Briar Hill

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

2/29 PARA ROAD LOWER PLENTY VIC 3093	\$1,300,000	23-Nov-23
1/4 BEATTIE STREET MONTMORENCY VIC 3094	\$1,221,100	10-Feb-24
1/7 CHARLES STREET GREENSBOROUGH VIC 3088	\$1,160,000	13-Apr-24

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 6 months.~~

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2/29 PARA ROAD LOWER PLENTY VIC 3093

Sold Price **\$1,300,000** Sold Date **23-Nov-23**

3 3 2

Distance **1.69km**



1/4 BEATTIE STREET MONTMORENCY VIC 3094

Sold Price ^{RS} **\$1,221,100** Sold Date **10-Feb-24**

3 2 2

Distance **1.06km**



1/7 CHARLES STREET GREENSBOROUGH VIC 3088

Sold Price ^{RS} **\$1,160,000** Sold Date **13-Apr-24**

3 2 2

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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