

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

155 Mountain View Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$998,000 Property Type House Suburb Briar Hill

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	20 Ridge Rd GREENSBOROUGH 3088	\$1,215,000	16/03/2024
2	39 Cairns St GREENSBOROUGH 3088	\$1,160,000	02/03/2024
3	31 Bullaroo Ct GREENSBOROUGH 3088	\$1,101,000	18/11/2023

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: 28/03/2024 16:26



Rooms: 9

Property Type: House

Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$998,000

Comparable Properties



20 Ridge Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,215,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 808 sqm approx



39 Cairns St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 807 sqm approx



31 Bullanoo Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,101,000

Method: Private Sale

Date: 18/11/2023

Property Type: House

Land Size: 650 sqm approx