# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$998,000	Pro	operty Type	Hou	se		Suburb	Briar Hill
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress 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 Bullanoo 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



155 Mountain View Road, Briar Hill Vic 3088



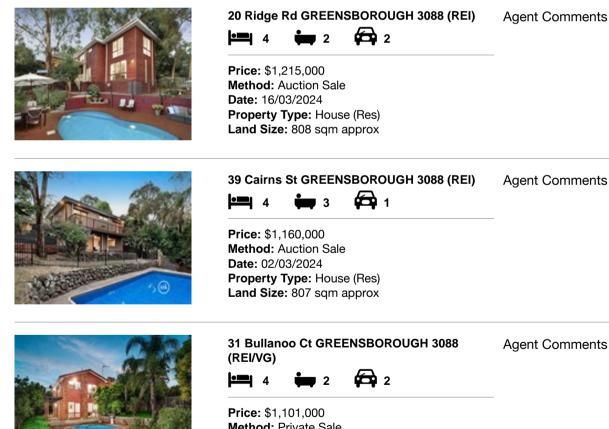
Aaron Yeats



Rooms: 9 Property Type: House Land Size: 709 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au Indicative Selling Price

\$1,100,000 - \$1,200,000 Median House Price Year ending December 2023: \$998,000

# **Comparable Properties**



Price: \$1,101,000 Method: Private Sale Date: 18/11/2023 Property Type: House Land Size: 650 sqm approx

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





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