

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

16 Essex Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Briar Hill

Period - From 01/04/2023 to 30/06/2023 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	2/112-114 Henry St GREENSBOROUGH 3088	\$811,000	23/09/2023
2	10 Phillip Ct GREENSBOROUGH 3088	\$810,000	16/09/2023
3	4/88 Greenhill Rd GREENSBOROUGH 3088	\$785,000	15/07/2023

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:

12/10/2023 10:21



Rooms: 4

Property Type: Unit

Land Size: 400 sqm approx

[Agent Comments](#)

Comparable Properties



2/112-114 Henry St GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$811,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 462 sqm approx



10 Phillip Ct GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$810,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 719 sqm approx



4/88 Greenhill Rd GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$785,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 336 sqm approx