

# 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

2/49 Leach Street, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$762,500 Property Type Unit Suburb Briar Hill

Period - From 01/04/2023 to 31/03/2024 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	35 Mayona Rd MONTMORENCY 3094	\$750,000	18/01/2024
2	1/154 Sherbourne Rd MONTMORENCY 3094	\$730,000	19/11/2023
3	3/9-11 Leach St BRIAR HILL 3088	\$721,000	25/11/2023

**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:

09/05/2024 10:32



**Property Type:** Unit

**Land Size:** 388 sqm approx

**Agent Comments**

## Comparable Properties



**35 Mayona Rd MONTMORENCY 3094 (REI/VG)** **Agent Comments**



**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 18/01/2024

**Property Type:** House (Res)

**Land Size:** 497 sqm approx



**1/154 Sherbourne Rd MONTMORENCY 3094 (REI/VG)** **Agent Comments**



**Price:** \$730,000

**Method:** Private Sale

**Date:** 19/11/2023

**Property Type:** House

**Land Size:** 370 sqm approx



**3/9-11 Leach St BRIAR HILL 3088 (REI)** **Agent Comments**



**Price:** \$721,000

**Method:** Private Sale

**Date:** 25/11/2023

**Property Type:** Unit

**Land Size:** 339 sqm approx