Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 Harold Street, Briar Hill Vic 3088
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$995,000	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/07/2023	to	30/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/93 Karingal Dr BRIAR HILL 3088	\$980,000	25/08/2023
2	29 Teal La BRIAR HILL 3088	\$940,000	09/05/2023
3	1/35-37 Alexander St MONTMORENCY 3094	\$921,000	10/10/2023

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:	30/10/2023 15:35



Date of sale



Luke Coventry 03 9432 1444 0411 233 579

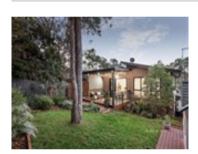
Indicative Selling Price \$900,000 - \$990,000 **Median House Price** September quarter 2023: \$995,000

lukecoventry@jelliscraig.com.au





Comparable Properties



3/93 Karingal Dr BRIAR HILL 3088 (REI)



Price: \$980,000 Method: Private Sale Date: 25/08/2023 Property Type: House Land Size: 291 sqm approx **Agent Comments**



29 Teal La BRIAR HILL 3088 (REI)





Price: \$940,000 Method: Private Sale Date: 09/05/2023

Rooms: 5

Property Type: House (Res) Land Size: 457 sqm approx

Agent Comments

Agent Comments



1/35-37 Alexander St MONTMORENCY 3094

(REI)

-3



Price: \$921,000

Method: Private Sale Date: 10/10/2023 Property Type: Unit

Land Size: 359 sqm approx

Account - Jellis Craig | P: 03 94321444



