

# 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 Harold 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 \$900,000 & \$990,000

### Median sale price

Median price \$995,000 Property 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	Price	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



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**3/93 Karingal Dr BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 25/08/2023

**Property Type:** House

**Land Size:** 291 sqm approx



**29 Teal La BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$940,000

**Method:** Private Sale

**Date:** 09/05/2023

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 457 sqm approx



**1/35-37 Alexander St MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$921,000

**Method:** Private Sale

**Date:** 10/10/2023

**Property Type:** Unit

**Land Size:** 359 sqm approx