

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

29 Pine Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$980,000 & \$1,070,000

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	8 Graeme Av MONTMORENCY 3094	\$1,070,000	15/07/2023
2	7 Glendale Rd BRIAR HILL 3088	\$1,010,000	30/09/2023
3	35 Heather Gr BRIAR HILL 3088	\$980,000	04/08/2023

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:

06/12/2023 12:08



Property Type: House

Land Size: 786 sqm approx

Agent Comments

Comparable Properties



8 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 939 sqm approx



7 Glendale Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 30/09/2023

Property Type: House (Res)

Land Size: 617 sqm approx



35 Heather Gr BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 04/08/2023

Property Type: House

Land Size: 893 sqm approx