

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

5 Ayr Court, Briar Hill Vic 3088

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,001,000 Property Type House Suburb Briar Hill

Period - From 01/01/2024 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	13 Sun Orchid Cirt ST HELENA 3088	\$1,012,000	01/05/2024
2	29a Heather Gr BRIAR HILL 3088	\$997,000	23/01/2024
3	1/139 St Helena Rd GREENSBOROUGH 3088	\$977,000	29/04/2024

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:

15/05/2024 10:39



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Property Type: House (Res)

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2024: \$1,001,000

Comparable Properties



13 Sun Orchid Cirt ST HELENA 3088 (REI)

Agent Comments

3
 2
 2

Price: \$1,012,000

Method: Private Sale

Date: 01/05/2024

Property Type: House (Res)



29a Heather Gr BRIAR HILL 3088 (REI/VG)

Agent Comments

3
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 2

Price: \$997,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 521 sqm approx



1/139 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3
 2
 2

Price: \$977,000

Method: Private Sale

Date: 29/04/2024

Property Type: Unit

Land Size: 528 sqm approx

Account - Jellis Craig | P: 03 94321444