

# 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

7 Glendale Road, 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 \$780,000 & \$850,000

### Median sale price

Median price \$940,000 Property Type House Suburb Briar Hill

Period - From 01/07/2022 to 30/06/2023 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	13 Hyacinth St BRIAR HILL 3088	\$980,000	03/06/2023
2	2/74 Mountain View Rd MONTMORENCY 3094	\$762,500	01/09/2023
3	12a Willis St GREENSBOROUGH 3088	\$754,200	20/03/2023

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:

08/09/2023 15:57



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**Property Type:** House  
**Land Size:** 617 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median House Price**  
 Year ending June 2023: \$940,000

## Comparable Properties



13 Hyacinth St BRIAR HILL 3088 (REI/VG)

Agent Comments

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**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx



2/74 Mountain View Rd MONTMORENCY 3094 (REI)

Agent Comments

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**Price:** \$762,500  
**Method:** Private Sale  
**Date:** 01/09/2023  
**Property Type:** House  
**Land Size:** 485 sqm approx



12a Willis St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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**Price:** \$754,200  
**Method:** Private Sale  
**Date:** 20/03/2023  
**Property Type:** House  
**Land Size:** 740 sqm approx

Account - Barry Plant | P: 03 9842 8888