

## 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

9A DOON COURT 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) (\*Delete single price or range as applicable)

Single Price

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Briar Hill

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

23A WILLIAMS ROAD BRIAR HILL VIC 3088	\$1,255,000	21-Jul-23
1/75 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$1,210,000	06-Nov-23
4/286 ST HELENA ROAD ST HELENA VIC 3088	\$1,195,000	02-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 08 January 2024

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**23A WILLIAMS ROAD BRIAR HILL  
 VIC 3088**

3 2 2

Sold Price **\$1,255,000** Sold Date **21-Jul-23**

Distance **1.04km**



**1/75 SHERBOURNE ROAD  
 MONTMORENCY VIC 3094**

4 2 2

Sold Price <sup>RS</sup> **\$1,210,000** Sold Date **06-Nov-23**

Distance **0.73km**



**4/286 ST HELENA ROAD ST  
 HELENA VIC 3088**

3 3 2

Sold Price **\$1,195,000** Sold Date **02-Oct-23**

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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