

## 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

2/5 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

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$858,750

Property type

Unit

Suburb

Briar Hill

Period-from

01 May 2023

to

30 Apr 2024

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

2/64 MOUNTAIN VIEW ROAD MONTMORENCY VIC 3094	1240000	28-Nov-23
1/4 BEATTIE STREET MONTMORENCY VIC 3094	1221100	10-Feb-24

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: 24 May 2024



**2/64 MOUNTAIN VIEW ROAD  
MONTMORENCY VIC 3094**

 4  2  2

Sold Price <sup>RS</sup> **1240000** Sold Date **28-Nov-23**

Distance **1.11km**



**1/4 BEATTIE STREET  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price <sup>RS</sup> **1221100** Sold Date **10-Feb-24**

Distance **1.77km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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