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	2/31 Williams Road, Briar Hill Vic 3088

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $765,000 Property Type Unit Suburb Briar Hill

Period - From 11/07/2023 to 10/07/2024 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	5/2 Fernside Av BRIAR HILL 3088	$700,000	18/05/2024
2	4/37 Williams Rd BRIAR HILL 3088	$660,000	01/03/2024
3	3/154 Mountain View Rd BRIAR HILL 3088	$626,000	03/07/2024

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: 11/07/2024 21:44

2/31 Williams Road, Briar Hill Vic 3088

Dean Wolfe
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2 1

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
11/07/2023 - 10/07/2024: $765,000

Comparable Properties



5/2 Fernside Av BRIAR HILL 3088 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit
Land Size: 243 sqm approx

Agent Comments



4/37 Williams Rd BRIAR HILL 3088 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 01/03/2024
Property Type: Unit

Agent Comments



3/154 Mountain View Rd BRIAR HILL 3088 (REI)

2 1 1

Price: $626,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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