

# 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 20 Gladstone 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)

Price Range \$850,000 & \$890,000

### Median sale price

Median price \$785,000 Property Type House Suburb Briar Hill (3088)

Period - From 31/10/2018 to 31/10/2019 Source Realestate

### Comparable property sales

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
20 RAILWAY ROAD, BRIAR HILL VIC 3088	\$937,500	26/10/2019
16 WATTLE AVENUE, MONTMORENCY VIC 3094	\$850,000	20/07/2019
6 WEMBLEY CLOSE, BRIAR HILL VIC 3088	\$811,000	02/07/2019

This Statement of Information was prepared on: 12/11/2019