



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**103 Karingal Drive,  
BRIAR HILL 3088**

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$865,000**

### Median sale price

Median **House** for **BRIAR HILL** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$816,300**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1 Ayr Court,**  
Briar Hill 3088

Price **\$825,000** Sold 11 June  
2019

**120 Mountain View Road,**  
Briar Hill 3088

Price **\$821,600** Sold 06 July  
2019

**6/15 Karingal Drive,**  
Montmorency 3094

Price **\$863,500** Sold 21  
October 2019

This Statement of Information was prepared on 4th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Greensborough

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### Contact agents



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