

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

4/5 Campbell Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Briar Hill

Period - From 01/07/2019

to

30/06/2020

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	1/5 Calrossie Av MONTMORENCY 3094	\$1,015,000	17/06/2020
2	2/19 Wilson Av MONTMORENCY 3094	\$960,000	27/07/2020
3	2/84 Mountain View Rd MONTMORENCY 3094	\$960,000	23/06/2020

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:

03/08/2020 13:54



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending June 2020: \$662,500

Comparable Properties



1/5 Calrossie Av MONTMORENCY 3094 (REI) **Agent Comments**

4 2 2

Price: \$1,015,000
Method: Private Sale
Date: 17/06/2020
Property Type: Townhouse (Res)
Land Size: 409 sqm approx



2/19 Wilson Av MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$960,000
Method: Private Sale
Date: 27/07/2020
Property Type: Townhouse (Single)
Land Size: 249 sqm approx



2/84 Mountain View Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$960,000
Method: Private Sale
Date: 23/06/2020
Property Type: House (Res)