

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

2/20 Williams Road Briar Hill VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

Unit

Suburb

Briar Hill

Period-from

01 Oct 2020

to

30 Sep 2021

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

3/8 Railway Road Briar Hill VIC 3088	\$800,000	19-Jun-21
1/26 Graeme Avenue Montmorency VIC 3094	\$780,000	01-Jun-21
1/11 Warwick Road Greensborough VIC 3088	\$780,000	11-Jun-21

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.~~

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Mark Walker
P (03) 9435 7666
M 0400330948
E mwalker@morrisonkleeman.com.au



3/8 Railway Road Briar Hill VIC 3088

3 1 2

Sold Price **\$800,000** Sold Date **19-Jun-21**

Distance **0.09km**



1/26 Graeme Avenue Montmorency VIC 3094

3 1 2

Sold Price **\$780,000** Sold Date **01-Jun-21**

Distance **0.6km**



1/11 Warwick Road Greensborough VIC 3088

3 2 2

Sold Price Sold Date **11-Jun-21**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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