

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

4/2 RIVER STREET 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 Apr 2022

to

31 Mar 2023

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

4/262 ST HELENA ROAD ST HELENA VIC 3088	\$742,000	17-Dec-22
1/6 VERMONT PARADE GREENSBOROUGH VIC 3088	\$720,000	16-Dec-22
2/85 PLENTY LANE GREENSBOROUGH VIC 3088	\$725,000	15-Nov-22

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.~~

This Statement of Information was prepared on: 14 April 2023



**4/262 ST HELENA ROAD ST
HELENA VIC 3088**

2 1 1

Sold Price **\$742,000** Sold Date **17-Dec-22**

Distance **1.82km**



**1/6 VERMONT PARADE
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price **\$720,000** Sold Date **16-Dec-22**

Distance **1.21km**



**2/85 PLENTY LANE
GREENSBOROUGH VIC 3088**

2 2 1

Sold Price **\$725,000** Sold Date **15-Nov-22**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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