

# 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

3/16 Railway 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)

Range between \$585,000 & \$640,000

### Median sale price

Median price \$635,000

Property Type Unit

Suburb Briar Hill

Period - From 01/01/2019

to 31/12/2019

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	1/47 Warwick Rd GREENSBOROUGH 3088	\$640,000	12/09/2019
2	1/6 Law St BRIAR HILL 3088	\$620,000	14/09/2019
3	7 Clydebank St GREENSBOROUGH 3088	\$595,000	09/08/2019

**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:

05/02/2020 14:11



**Property Type:** House (Res)

**Land Size:** 201 sqm approx

Agent Comments

**Indicative Selling Price**

\$585,000 - \$640,000

**Median Unit Price**

Year ending December 2019: \$635,000

## Comparable Properties

**1/47 Warwick Rd GREENSBOROUGH 3088 (VG)**

Agent Comments



**Price:** \$640,000

**Method:** Sale

**Date:** 12/09/2019

**Property Type:** Flat/Unit/Apartment (Res)



**1/6 Law St BRIAR HILL 3088 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/09/2019

**Property Type:** House

**Land Size:** 288 sqm approx

**7 Clydebank St GREENSBOROUGH 3088 (VG)**

Agent Comments



**Price:** \$595,000

**Method:** Sale

**Date:** 09/08/2019

**Property Type:** House - Attached House N.E.C.

**Land Size:** 138 sqm approx