

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

2/4 Campbell Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$660,000

&

\$725,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Briar Hill

Period - From 01/07/2023

to 30/06/2024

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	1/142 St Helena Rd BRIAR HILL 3088	\$749,000	15/06/2024
2	2/49 Leach St BRIAR HILL 3088	\$737,000	08/06/2024
3			

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:

21/08/2024 15:25



3 1 2

Property Type: House
Land Size: 247 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$725,000
Median Unit Price
Year ending June 2024: \$770,000

Comparable Properties



1/142 St Helena Rd BRIAR HILL 3088 (REI)

3 1 2

Price: \$749,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments
Slightly bigger block of land



2/49 Leach St BRIAR HILL 3088 (REI/VG)

3 1 1

Price: \$737,000
Method: Private Sale
Date: 08/06/2024
Property Type: Unit
Land Size: 388 sqm approx

Agent Comments
Slightly bigger block of land

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.