

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

1 Flodden Way, Briar Hill Vic 3088

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$761,832

House

X

Suburb

Briar Hill

Period - From 01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

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
8 Mulgowrie Ct GREENSBOROUGH 3088	\$875,000	05/03/2017
2 Algona Ct ST HELENA 3088	\$871,000	29/03/2017
77 Kelway Cr ELTHAM NORTH 3095	\$852,000	09/03/2017