

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

5/3 CAMPBELL 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 Aug 2021

to

31 Jul 2022

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

9/48 WARWICK ROAD GREENSBOROUGH VIC 3088	\$621,000	09-Apr-22
2/117 MOUNTAIN VIEW ROAD BRIAR HILL VIC 3088	\$587,499	22-Mar-22
3/52 COVENTRY STREET MONTMORENCY VIC 3094	\$636,000	30-Jul-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: 25 August 2022

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**9/48 WARWICK ROAD
GREENSBOROUGH VIC 3088**

2 1 2

Sold Price **\$621,000** Sold Date **09-Apr-22**

Distance **1.21km**



**2/117 MOUNTAIN VIEW ROAD
BRIAR HILL VIC 3088**

2 1 1

Sold Price **\$587,499** Sold Date **22-Mar-22**

Distance **0.31km**



**3/52 COVENTRY STREET
MONTMORENCY VIC 3094**

2 1 1

Sold Price ^{RS} **\$636,000** Sold Date **30-Jul-22**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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