

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

1/17 Gladstone Road, Briar Hill VIC 3088

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$879,800

Property Type

Unit

Suburb

Briar Hill

Period - From

17/08/2024

to

16/02/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/1 CAMPBELL ROAD, BRIAR HILL	\$655,000	23/09/2024
2/84 SHERBOURNE ROAD, MONTMORENCY	\$660,000	30/11/2024
4/96 PARA ROAD, MONTMORENCY	\$618,000	17/12/2024

This Statement of Information was prepared on:

17/02/2025