

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

4/15 Greenwood Street, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$900,500

Property Type

House

Suburb

Briar Hill

Period - From

01/04/2020

to

31/03/2021

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	2a Railway Rd BRIAR HILL 3088	\$901,000	16/01/2021
2	1/40 Railway Rd BRIAR HILL 3088	\$865,000	27/03/2021
3	17 Law St BRIAR HILL 3088	\$842,000	06/03/2021

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:

27/04/2021 10:38



3 2 2

Property Type: Townhouse (Res)

Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

Year ending March 2021: \$900,500

Comparable Properties



2a Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$901,000

Method: Private Sale

Date: 16/01/2021

Property Type: House

Land Size: 584 sqm approx



1/40 Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 1

Price: \$865,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 362 sqm approx



17 Law St BRIAR HILL 3088 (REI)

Agent Comments

3 2 1

Price: \$842,000

Method: Sold Before Auction

Date: 06/03/2021

Property Type: House (Res)

Land Size: 387 sqm approx