



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	2/15 Greenwood Street, Briar Hill Vic 3088
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Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$761,832	House	X	Unit		Suburb	Briar Hill
Period - From	01/07/2016	to	30/06/2017	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	3/27 River St GREENSBOROUGH 3088	\$870,000	19/07/2017
2	4/15 Karingal Dr MONTMORENCY 3094	\$855,000	18/07/2017
3	1/12 Kett St LOWER PLENTY 3093	\$830,000	29/04/2017

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.~~



3 2 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 400 sqm approx

Agent Comments

3 years young - only one owner occupier

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2017: \$761,832

Comparable Properties



3/27 River St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$870,000

Method: Private Sale

Date: 19/07/2017

Rooms: 6

Property Type: Townhouse (Res)



4/15 Karingal Dr MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 18/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 471 sqm approx



1/12 Kett St LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 229 sqm approx