

Barry Plant Greensborough Office

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/23 Beaconsfield Road Briar Hill VIC 3088

 2  1  1

Indicative Selling Price

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

Range between \$470,000 & \$495,000













Median Sale Price

\$650,000 Units in Briar hill between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

| | | | | | | |
|---|---|------------|------------------|-----------|------------------|--|
|  | 4/177 Mountain View Road Greensborough VIC 3088 | Sold Price | \$450,000 | Sold Date | 15-Dec-18 | |
| |  2  1  1 | | | Distance | 0.51km | |
| | | | | | | |
|  | 2/9 Beaconsfield Road Briar Hill VIC 3088 | Sold Price | \$485,000 | Sold Date | 17-Dec-18 | |
| |  2  1  1 | | | Distance | 0.17km | |
| | | | | | | |
|  | 2/76 Henry Street Greensborough VIC 3088 | Sold Price | \$500,000 | Sold Date | 07-Dec-18 | |
| |  2  1  1 | | | Distance | 1.34km | |

RS = Recent sale UN = Undisclosed Sale

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