

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

2/9-11 Leach Street, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price*

Median price

\$224,500

House

Unit

X

Suburb

Briar Hill

Period - From

01/07/2018

to

30/09/2018

Source

PDOL

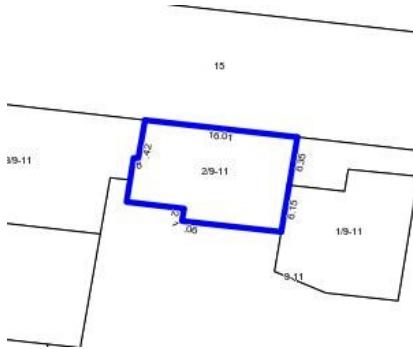
Comparable property sales (*Delete A or B below as applicable)

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	6/76-80 Sherbourne Rd MONTMORENCY 3094	\$535,000	14/11/2018
2	6/2 Wellington St MONTMORENCY 3094	\$530,000	21/11/2018
3	28/227-229 Nepean St GREENSBOROUGH 3088	\$530,000	09/07/2018

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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



6/76-80 Sherbourne Rd MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$535,000

Method: Private Sale

Date: 14/11/2018

Rooms: -

Property Type: Unit



6/2 Wellington St MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$530,000

Method: Private Sale

Date: 21/11/2018

Rooms: 3

Property Type: Unit



28/227-229 Nepean St GREENSBOROUGH 3088 (REI/VG) **Agent Comments**



Price: \$530,000

Method: Private Sale

Date: 09/07/2018

Rooms: 6

Property Type: Unit