

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

1/143 Karingal Drive Briar Hill VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

1/4 Box Road Briar Hill VIC 3088	\$744,000	23-Oct-18
76 Greenhill Road Greensborough VIC 3088	\$830,000	25-Feb-19
2/13 Evelyn Way St Helena VIC 3088	\$845,000	01-Mar-19

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 6 months.~~

This Statement of Information was prepared on: 04 March 2020



1/4 Box Road Briar Hill VIC 3088

Sold Price

\$744,000

Sold Date

23-Oct-18



3



2



2

Distance

0.26km



76 Greenhill Road Greensborough VIC 3088

Sold Price

\$830,000

Sold Date

25-Feb-19



3



2



2

Distance

0.96km



2/13 Evelyn Way St Helena VIC 3088

Sold Price

\$845,000

Sold Date

01-Mar-19



4



2



2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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