

# 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

1/3 Campbell Road, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$716,000 Property Type Unit Suburb Briar Hill

Period - From 01/01/2020 to 31/12/2020 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	1/38 Alma St LOWER PLENTY 3093	\$700,000	11/11/2020
2	2/18 Graeme Av MONTMORENCY 3094	\$682,000	26/11/2020
3			

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:

24/02/2021 14:44



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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 318 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
Year ending December 2020: \$716,000

## Comparable Properties



1/38 Alma St LOWER PLENTY 3093 (REI/VG)   Agent Comments

 2    2    2

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2020  
**Property Type:** Unit  
**Land Size:** 338 sqm approx



2/18 Graeme Av MONTMORENCY 3094 (REI/VG)   Agent Comments

 2    1    1

**Price:** \$682,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2020  
**Property Type:** Unit

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.