

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

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:

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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.