

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

5/1 Campbell Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$755,000

Property Type Unit

Suburb Briar Hill

Period - From 01/01/2023

to 31/12/2023

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 | 1/5 Arthur St BRIAR HILL 3088 | \$770,000 | 28/02/2024 |
| 2 | 3/1 Graeme Av MONTMORENCY 3094 | \$770,000 | 17/11/2023 |
| 3 | 1/154 Sherbourne Rd MONTMORENCY 3094 | \$730,000 | 19/11/2023 |

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:

25/03/2024 12:23

5/1 Campbell Road, Briar Hill Vic 3088

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



 3  1  1

Property Type: Unit
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
Year ending December 2023: \$755,000

Comparable Properties



1/5 Arthur St BRIAR HILL 3088 (REI)

Agent Comments

 3  2  1

Price: \$770,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)



3/1 Graeme Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

 3  1  2

Price: \$770,000
Method: Private Sale
Date: 17/11/2023
Property Type: Unit
Land Size: 218 sqm approx



1/154 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  2

Price: \$730,000
Method: Private Sale
Date: 19/11/2023
Property Type: House
Land Size: 370 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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