

## 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

1/16 RAILWAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/7 WILLIAM STREET GREENSBOROUGH VIC 3088	\$855,000	01-Jul-23
6/183 MOUNTAIN VIEW ROAD GREENSBOROUGH VIC 3088	\$806,000	22-Jul-23
2/209 NEPEAN STREET GREENSBOROUGH VIC 3088	\$865,000	04-Aug-23

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: 29 August 2023

 <p><b>RENTAL ESTIMATE</b>  <small>A rental estimate has been calculated on this property with an estimated value of \$470-\$520 PER WEEK. For more information, contact your sales agent or contact us direct.</small></p>  <p><b>BRIDIE LORDAN</b>  <small>SALES AGENT</small>  <small>0405159650</small>  <small>bridie.lordan@barryplant.com.au</small></p>	<p><b>5/7 WILLIAM STREET          GREENSBOROUGH VIC 3088</b></p> <p> 2  2  1</p>	<p>Sold Price</p>	<p><sup>RS</sup> <b>\$855,000</b></p>	<p>Sold Date</p>	<p><b>01-Jul-23</b></p>	<p>Distance</p>	<p><b>1.88km</b></p>
 <p>DARREN JONES</p>	<p><b>6/183 MOUNTAIN VIEW ROAD          GREENSBOROUGH VIC 3088</b></p> <p> 2  2  1</p>	<p>Sold Price</p>	<p><sup>RS</sup> <b>\$806,000</b></p>	<p>Sold Date</p>	<p><b>22-Jul-23</b></p>	<p>Distance</p>	<p><b>0.61km</b></p>
	<p><b>2/209 NEPEAN STREET          GREENSBOROUGH VIC 3088</b></p> <p> 3  2  2</p>	<p>Sold Price</p>	<p><sup>RS</sup> <b>\$865,000</b></p>	<p>Sold Date</p>	<p><b>04-Aug-23</b></p>	<p>Distance</p>	<p><b>0.79km</b></p>

RS = Recent sale      UN = Undisclosed Sale

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