

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

3/11 SPRINGFIELD STREET 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,750

Property type

Unit

Suburb

Briar Hill

Period-from

01 Jun 2023

to

31 May 2024

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

Address of comparable property	Price	Date of sale
2/68 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$820,000	28-Feb-24

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.

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David Moxon
P 0394675444
M 0413673636
E dmoxon@barryplant.com.au



**2/68 SHERBOURNE ROAD
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$820,000** Sold Date **28-Feb-24**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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