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	$770,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	Unit	Suburb	Briar Hill
Period-from	01 Jul 2023	to	30 Jun 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
2/68 SHERBOURNE ROAD MONTMORENCY VIC 3094	$820,000	28-Feb-24
3/88 NELL STREET GREENSBOROUGH VIC 3088	$800,000	24-Feb-24
4/56-58 GREENHILL ROAD GREENSBOROUGH VIC 3088	$845,000	14-Jun-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.~~

This Statement of Information was prepared on: 17 July 2024

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2/68 SHERBOURNE ROAD MONTMORENCY VIC 3094

3 2 2

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

Distance **0.66km**



3/88 NELL STREET GREENSBOROUGH VIC 3088

3 2 2

Sold Price **$800,000** Sold Date **24-Feb-24**

Distance **1.61km**



4/56-58 GREENHILL ROAD GREENSBOROUGH VIC 3088

3 2 2

Sold Price RS **$845,000** Sold Date **14-Jun-24**

Distance **1.06km**

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

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