



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	3/25 Williams Road, Briar Hill Vic 3088
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Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$637,000	House		Unit	X	Suburb	Briar Hill
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

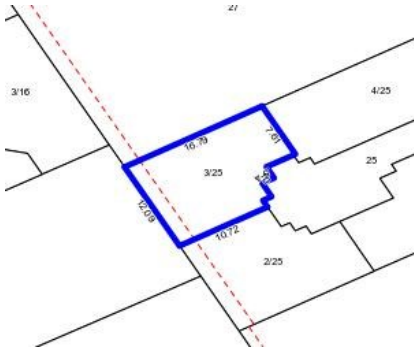
Comparable property sales (*Delete A or B below as applicable)

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	2/12 William St GREENSBOROUGH 3088	\$695,000	01/07/2017
2	1/111 Nepean St GREENSBOROUGH 3088	\$585,000	15/07/2017
3	4/169 Main Rd LOWER PLENTY 3093	\$550,000	03/06/2017

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.



2 1 1

Rooms:
Property Type: House (Res)

Agent Comments

Within easy reach of shops, schools and transport showcases the highest standards in quality materials and finishes. With ducted heating and reverse cycle split system air conditioning, auto garage, quality carpets to bedrooms, this unit offers the perfect blend of style and lifestyle.

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending June 2017: \$637,000

Comparable Properties



2/12 William St GREENSBOROUGH 3088 (REI) **Agent Comments**

2 2 1

Price: \$695,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 4
Property Type: Unit



1/111 Nepean St GREENSBOROUGH 3088 (REI) **Agent Comments**

2 1 1

Price: \$585,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 3
Property Type: Unit
Land Size: 240 sqm approx



4/169 Main Rd LOWER PLENTY 3093 (REI) **Agent Comments**

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Unit
Land Size: 160 sqm approx