



Craig Parker
9435 7666
0404 354 686

cparker@morrisonkleeman.com.au

Indicative Selling Price
\$520,000 - \$570,000



2 1 1

Rooms:
Property Type: Strata Unit/Flat
Land Size: 318 sqm
Agent Comments

Comparable Properties



1/69 Airlie Rd MONTMORENCY 3094 (REI/VG) Agent Comments

2 1 1

Price: \$571,500
Method: Private Sale
Date: 13/12/2016
Rooms: 3
Property Type: Unit
Land Size: 221 sqm



5/60-62 Para Rd MONTMORENCY 3094 (REI/VG) Agent Comments

2 1 1

Price: \$555,000
Method: Sold Before Auction
Date: 21/11/2016
Rooms: 3
Property Type: Unit
Land Size: 257 sqm



2/177 Mountain View Rd GREENSBOROUGH 3088 (REI) Agent Comments

2 1 1

Price: \$505,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: Unit
Land Size: 1813 sqm



Craig Parker
9435 7666
0404 354 686

cparker@morrisonkleeman.com.au

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	1/3 Campbell Road, Briar Hill Vic 3088
---	--

Indicative selling price

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

Range between	\$520,000	&	\$570,000
---------------	-----------	---	-----------

Median sale price

Median price		House	X	Suburb	Briar Hill
Period - From		to		Source	REIV

Comparable property sales

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
1/69 Airlie Rd MONTMORENCY 3094	\$571,500	13/12/2016
5/60-62 Para Rd MONTMORENCY 3094	\$555,000	21/11/2016
2/177 Mountain View Rd GREENSBOROUGH 3088	\$505,000	08/04/2017