

Craig Parker 9435 7666

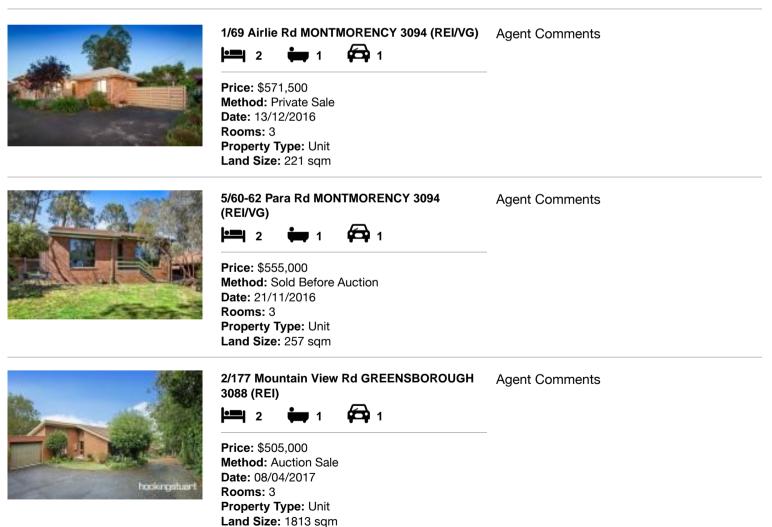




Rooms: Property Type: Strata Unit/Flat Land Size: 318 sqm Agent Comments 0404 354 686 cparker@morrisonkleeman.com.au Indicative Selling Price

\$520,000 - \$570,000

Comparable Properties



Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

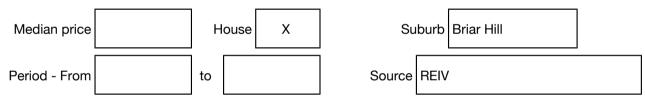
Address 1/3 Campbell Road, Briar Hill Vic 3088 Including suburb and postcode

Indicative selling price

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

Range between \$520,000 & \$570.000

Median sale price



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

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propertydata

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