#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	1/22 Turner Street, 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 \$780,000	&	\$840,000
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#### Median sale price

Median price	\$760,000	Pro	perty Type Un	it		Suburb	Briar Hill
Period - From	01/01/2024	to	31/12/2024	Sc	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/80 Mountain View Rd MONTMORENCY 3094	\$840,000	30/01/2025
2	2/8 Vermont Pde GREENSBOROUGH 3088	\$820,000	12/12/2024
3	21 Williams Rd BRIAR HILL 3088	\$840,000	10/12/2024

#### 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.

This Statement of Information was prepared on:	27/02/2025 15:15



Date of sale







Rooms: 5

Property Type: House Land Size: 351 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$780,000 - \$840,000 **Median Unit Price** 

Year ending December 2024: \$760,000

## Comparable Properties



1/80 Mountain View Rd MONTMORENCY 3094 (REI)

Price: \$840,000 Method: Private Sale Date: 30/01/2025

Property Type: Unit Land Size: 218 sqm approx **Agent Comments** 



2/8 Vermont Pde GREENSBOROUGH 3088 (REI/VG)

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Agent Comments

Price: \$820,000 Method: Private Sale Date: 12/12/2024 Property Type: Unit

Land Size: 256 sqm approx



21 Williams Rd BRIAR HILL 3088 (REI)



Price: \$840,000 Method: Auction Sale Date: 10/12/2024

Property Type: House (Res) Land Size: 514 sqm approx **Agent Comments** 

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