

# 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

15 Tower Drive, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$865,000

### Median sale price

Median price

\$1,115,000

Property Type

House

Suburb

Briar Hill

Period - From

01/07/2021

to

30/06/2022

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	22 Glen Katherine Dr ST HELENA 3088	\$835,000	06/08/2022
2	34 Albion Cr GREENSBOROUGH 3088	\$825,000	16/07/2022
3	18 Blue Gum Ct GREENSBOROUGH 3088	\$900,000	31/05/2022

**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:

19/08/2022 12:47

15 Tower Drive, Briar Hill Vic 3088

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



3 2 2

**Property Type:** House  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$865,000

**Median House Price**  
Year ending June 2022: \$1,115,000

## Comparable Properties



**22 Glen Katherine Dr ST HELENA 3088 (REI)**

**Agent Comments**

3 2 2

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 06/08/2022  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx



**34 Albion Cr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3 2 2

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 16/07/2022  
**Property Type:** House (Res)  
**Land Size:** 1050 sqm approx



**18 Blue Gum Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**

4 2 2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 31/05/2022  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 860 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.