

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 Toorac Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$912,500

Property Type House

Suburb Briar Hill

Period - From 01/04/2022

to

31/03/2023

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	9 Helwig Av MONTMORENCY 3094	\$1,120,000	23/02/2023
2	7 Starling St MONTMORENCY 3094	\$1,050,000	31/03/2023
3	210 Mountain View Rd BRIAR HILL 3088	\$1,025,000	10/12/2022

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:

01/06/2023 12:34



 4  2  2

Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2023: \$912,500

Comparable Properties



9 Helwig Av MONTMORENCY 3094 (VG)

Agent Comments

 4  -  -

Price: \$1,120,000

Method: Sale

Date: 23/02/2023

Property Type: House (Res)

Land Size: 695 sqm approx



7 Starling St MONTMORENCY 3094 (REI)

Agent Comments

 4  2  1

Price: \$1,050,000

Method: Private Sale

Date: 31/03/2023

Rooms: 9

Property Type: House (Res)

Land Size: 650 sqm approx



**210 Mountain View Rd BRIAR HILL 3088
(REI/VG)**

Agent Comments

 4  2  2

Price: \$1,025,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 896 sqm approx