

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

26 Turner Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Briar Hill

Period - From 01/10/2021

to 30/09/2022

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	17 Larool Av ST HELENA 3088	\$1,667,000	03/09/2022
2			
3			

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:

10/01/2023 15:57

26 Turner Street, Briar Hill Vic 3088

**Jellis
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



 4  2  2

Property Type: House (Res)

Land Size: 916 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,700,000

Median House Price

Year ending September 2022: \$1,000,000

Comparable Properties



17 Larool Av ST HELENA 3088 (REI/VG)

Agent Comments

 6  3  4

Price: \$1,667,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 940 sqm approx

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.

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



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