Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for s | sale |
|----------|---------|-------|------|
|----------|---------|-------|------|

| Address | 22-24 Woodland Grove, Briar Hill Vic 3088 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Single price | \$829,999 |
|--------------|-----------|
| | |

Median sale price

| Median price \$848,000 | Property Type | House | Suburb | Briar Hill |
|--------------------------|---------------|-------|-----------|------------|
| Period - From 01/07/2019 | to 30/06/2020 | Sou | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 16 Box Rd BRIAR HILL 3088 | \$860,000 | 17/04/2020 |
| 2 | 27 Virginia Ct MONTMORENCY 3094 | \$845,000 | 26/06/2020 |
| 3 | 1 Brandon Ct BRIAR HILL 3088 | \$830,000 | 19/05/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

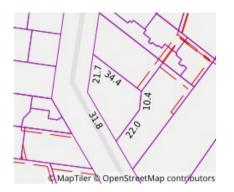
| This Statement of Information was prepared on: | 18/08/2020 09:27 |
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Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

Indicative Selling Price \$829,999 **Median House Price** Year ending June 2020: \$848,000



Property Type: House (Previously

Occupied - Detached) Land Size: 806 sqm approx

Agent Comments

Comparable Properties



16 Box Rd BRIAR HILL 3088 (REI/VG)

Price: \$860,000 Method: Private Sale Date: 17/04/2020

Property Type: House (Res) Land Size: 468 sqm approx

Agent Comments



27 Virginia Ct MONTMORENCY 3094 (REI)

Price: \$845,000

Method: Sale by Tender Date: 26/06/2020

Rooms: 7

Property Type: House Land Size: 924 sqm approx Agent Comments



1 Brandon Ct BRIAR HILL 3088 (REI)

Price: \$830,000 Method: Private Sale Date: 19/05/2020 Property Type: House Agent Comments

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



