

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

22-24 Woodland Grove, Briar Hill Vic 3088

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

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 | 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 comparable properties 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



Property Type: House (Previously Occupied - Detached)
Land Size: 806 sqm approx
Agent Comments

Indicative Selling Price
\$829,999

Median House Price
Year ending June 2020: \$848,000

Comparable Properties



16 Box Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 17/04/2020
Property Type: House (Res)
Land Size: 468 sqm approx



27 Virginia Ct MONTMORENCY 3094 (REI)

Agent Comments



Price: \$845,000
Method: Sale by Tender
Date: 26/06/2020
Rooms: 7
Property Type: House
Land Size: 924 sqm approx



1 Brandon Ct BRIAR HILL 3088 (REI)

Agent Comments



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