

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 Toorac Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$863,000

Property Type House

Suburb Briar Hill

Period - From 01/01/2020

to 31/12/2020

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	97 Fernside Av BRIAR HILL 3088	\$960,000	06/11/2020
2	11 Suzanne Ct BRIAR HILL 3088	\$950,000	23/12/2020
3	2a Railway Rd BRIAR HILL 3088	\$901,000	16/01/2021

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:

22/02/2021 15:05



3 2 2

Property Type: House (Res)

Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending December 2020: \$863,000

Comparable Properties



97 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 834 sqm approx



11 Suzanne Ct BRIAR HILL 3088 (REI)

Agent Comments

4 2 2

Price: \$950,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 883 sqm approx



2a Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$901,000

Method: Private Sale

Date: 16/01/2021

Property Type: House

Land Size: 584 sqm approx