

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

11 Tower Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,063,000 Property Type House Suburb Briar Hill

Period - From 01/10/2023 to 31/12/2023 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	29a Heather Gr BRIAR HILL 3088	\$997,000	23/01/2024
2	11 Lorraine Dr BRIAR HILL 3088	\$920,000	12/09/2023
3	16 Essex St BRIAR HILL 3088	\$849,000	18/11/2023

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:

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Property Type: House
Land Size: 805 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$960,000
Median House Price
 December quarter 2023: \$1,063,000

Comparable Properties



29a Heather Gr BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$997,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 521 sqm approx



11 Lorraine Dr BRIAR HILL 3088 (VG)

Agent Comments

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Price: \$920,000
Method: Sale
Date: 12/09/2023
Property Type: House (Res)
Land Size: 1110 sqm approx



16 Essex St BRIAR HILL 3088 (REI/VG)

Agent Comments

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Price: \$849,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 499 sqm approx

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