

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

10 Tower Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Briar Hill

Period - From 01/04/2023 to 30/06/2023 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	15 Toorac Dr BRIAR HILL 3088	\$1,060,000	24/06/2023
2	7 Starling St MONTMORENCY 3094	\$1,050,000	31/03/2023
3	127 Sherbourne Rd MONTMORENCY 3094	\$990,000	16/06/2023

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:

10/08/2023 16:32



4
 2
 1

Property Type: House
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
 \$980,000 - \$1,078,000
Median House Price
 June quarter 2023: \$1,015,000

Comparable Properties



15 Toorac Dr BRIAR HILL 3088 (REI)

Agent Comments

4
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 2

Price: \$1,060,000
Method: Private Sale
Date: 24/06/2023
Property Type: House
Land Size: 797 sqm approx



7 Starling St MONTMORENCY 3094 (REI/VG)

Agent Comments

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 1

Price: \$1,050,000
Method: Private Sale
Date: 31/03/2023
Rooms: 9
Property Type: House (Res)
Land Size: 650 sqm approx



127 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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 2

Price: \$990,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 822 sqm approx

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