## 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

15 Wiluna Court, Briar Hill Vic 3088

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,063,000	Pro	operty Type	Hou	se		Suburb	Briar Hill
Period - From	01/10/2023	to	31/12/2023		So	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Toorac Dr BRIAR HILL 3088	\$1,250,000	11/01/2024
2	45 Fernside Av BRIAR HILL 3088	\$1,212,500	03/10/2023
3	9 Kathleen Ct MONTMORENCY 3094	\$1,170,000	29/10/2023

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.

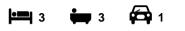
This Statement of Information was prepared on:

27/03/2024 15:52





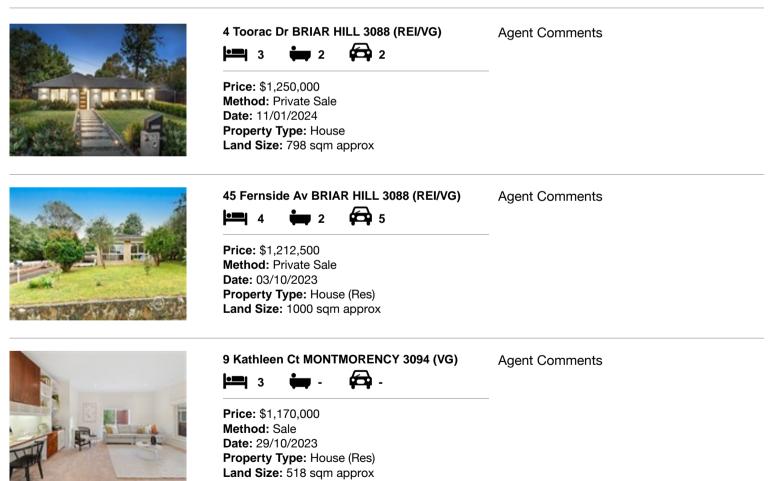




Rooms: 6 Property Type: House Land Size: 854 sqm approx Agent Comments Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$1,063,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 94321444



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