

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### 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	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:

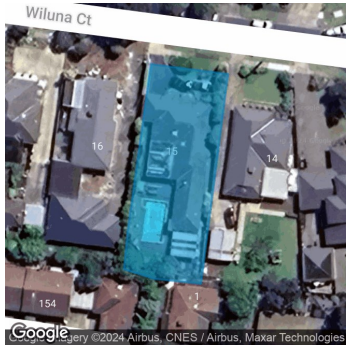
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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2023: \$1,063,000



3   3   1

**Rooms:** 6

**Property Type:** House

**Land Size:** 854 sqm approx

Agent Comments

## Comparable Properties



**4 Toorac Dr BRIAR HILL 3088 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 11/01/2024

**Property Type:** House

**Land Size:** 798 sqm approx



**45 Fernside Av BRIAR HILL 3088 (REI/VG)**

Agent Comments

4   2   5

**Price:** \$1,212,500

**Method:** Private Sale

**Date:** 03/10/2023

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx



**9 Kathleen Ct MONTMORENCY 3094 (VG)**

Agent Comments

3   -   -

**Price:** \$1,170,000

**Method:** Sale

**Date:** 29/10/2023

**Property Type:** House (Res)

**Land Size:** 518 sqm approx