

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

17 Woodland Grove, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$770,000

&

\$840,000

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	1/34 Beaconsfield Rd BRIAR HILL 3088	\$840,000	05/02/2024
2	2/111 Rattray Rd MONTMORENCY 3094	\$788,500	24/02/2024
3	3/1 Graeme Av MONTMORENCY 3094	\$770,000	17/11/2023

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:

29/02/2024 09:51



Rooms: 5

Property Type: House (Res)

Land Size: 349 sqm approx

Agent Comments

Comparable Properties



1/34 Beaconsfield Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 445 sqm approx



2/111 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$788,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit

Land Size: 500 sqm approx



3/1 Graeme Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 17/11/2023

Property Type: Unit

Land Size: 218 sqm approx