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 Wembley Close, Briar Hill Vic 3088

Indicative selling price

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

Single price $1,040,000

Median sale price

Median price $1,001,000 Property Type House Suburb Briar Hill

Period - From 01/10/2023 to 30/09/2024 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	9 Tahlee Pl MONTMORENCY 3094	$970,000	28/11/2024
2	20 Olympic Av MONTMORENCY 3094	$1,010,000	09/11/2024
3	16 Grand Blvd MONTMORENCY 3094	$1,080,000	03/10/2024

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: 16/12/2024 16:23

15 Wembley Close, Briar Hill Vic 3088

Scott Nugent
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3 2 2

Property Type: House
Land Size: 924 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000
Median House Price
Year ending September 2024: $1,001,000

Comparable Properties



9 Tahlee Pl MONTMORENCY 3094 (REI)

3 1 2

Price: $970,000
Method: Auction Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 828 sqm approx

Agent Comments

Lacking 2nd bathroom, court location similar to Wembley



20 Olympic Av MONTMORENCY 3094 (REI)

3 1 2

Price: $1,010,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 1249 sqm approx

Agent Comments

Block at Olympic slightly bigger but lacking the second bathroom



16 Grand Blvd MONTMORENCY 3094 (REI/VG)

3 2 1

Price: $1,080,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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