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	1/12-14 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $770,000 Property Type Unit Suburb Briar Hill

Period - From 01/07/2023 to 30/06/2024 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	6d Dobson Rd MONTMORENCY 3094	$845,000	16/08/2024
2	3/11 Springfield St BRIAR HILL 3088	$867,000	20/07/2024
3	4/56-58 Greenhill Rd GREENSBOROUGH 3088	$845,000	14/06/2024

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: 08/10/2024 10:26

1/12-14 Fernside Avenue, Briar Hill Vic 3088

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3 2 2

Property Type: Unit
Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
Year ending June 2024: $770,000

Comparable Properties



6d Dobson Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $845,000
Method: Private Sale
Date: 16/08/2024
Property Type: Townhouse (Single)
Land Size: 260 sqm approx

Agent Comments



3/11 Springfield St BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $867,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments



4/56-58 Greenhill Rd GREENSBOROUGH 3088 (REI)

3 2 2

Price: $845,000
Method: Private Sale
Date: 14/06/2024
Property Type: Unit
Land Size: 542 sqm approx

Agent Comments

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