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	122 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $965,000 Property Type House Suburb Briar Hill

Period - From 17/11/2023 to 16/11/2024 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	72 Karingal Dr ELTHAM NORTH 3095	$1,037,500	08/11/2024
2	9 Kylie Pl MONTMORENCY 3094	$1,085,000	12/10/2024
3	37 Weidlich Rd ELTHAM NORTH 3095	$1,075,000	10/09/2024

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: 17/11/2024 09:18

122 Fernside Avenue, Briar Hill Vic 3088



3 2 1

Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
17/11/2023 - 16/11/2024: $965,000

Comparable Properties



72 Karingal Dr ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,037,500
Method: Sold Before Auction
Date: 08/11/2024
Property Type: House
Land Size: 1016 sqm approx

Agent Comments

4 bed with a pool however is in a far inferior location



9 Kylie Pl MONTMORENCY 3094 (REI)

3 3 2

Price: $1,085,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 996 sqm approx

Agent Comments



37 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)

3 2 -

Price: $1,075,000
Method: Private Sale
Date: 10/09/2024
Property Type: House
Land Size: 928 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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