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	83 FERNSIDE AVENUE BRIAR HILL VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$997,000	Property type	House	Suburb	Briar Hill
Period-from	01 Jan 2024	to	31 Dec 2024	Source	Corelogic

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 6 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
119 SHERBOURNE ROAD MONTMORENCY VIC 3094	$960,000	17-Oct-24
2 HIBISCUS AVENUE BRIAR HILL VIC 3088	$965,000	09-Nov-24
14 MELVILLE DRIVE GREENSBOROUGH VIC 3088	$1,000,000	01-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 20 January 2025

Elliott Taylor
P 0412658137
M 0412658137
E Elliotttaylor@jelliscraig.com



119 SHERBOURNE ROAD MONTMORENCY VIC 3094

4 1 -

Sold Price RS $960,000 Sold Date 17-Oct-24

Distance 0.46km



2 HIBISCUS AVENUE BRIAR HILL VIC 3088

4 2 2

Sold Price $965,000 Sold Date 09-Nov-24

Distance 0.27km



14 MELVILLE DRIVE GREENSBOROUGH VIC 3088

3 2 2

Sold Price $1,000,000 Sold Date 01-Aug-24

Distance 0.8km

RS = Recent sale **UN** = Undisclosed Sale

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