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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	y offered	l for sale
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Address	68 Fernside Avenue, Briar Hill Vic 3088
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$670,000	&	\$730,000

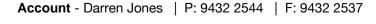
### Median sale price

Median price	\$754,582	Н	ouse	Х		Sul	burb	Briar Hill
Period - From	01/04/2016	to	31/03	3/2017	Sou	ırce	REIV	,

#### Comparable property sales

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
18a Pine Av BRIAR HILL 3088	\$670,000	11/02/2017
2/22 Springfield St BRIAR HILL 3088	\$710,000	16/01/2017
17a Graeme Av MONTMORENCY 3094	\$730,000	04/02/2017







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