

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

68 Fernside Avenue, Briar Hill Vic 3088

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

House

X

Suburb

Briar Hill

Period - From 01/04/2016

to

31/03/2017

Source 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