

## 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

1/38 Fernside Avenue Briar Hill VIC 3088

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/86 Mountain View Road Montmorency VIC 3094	\$732,000	29-Jun-21
1/39A Lilicur Road Montmorency VIC 3094	\$710,000	18-May-21
3/49 Rattray Road Montmorency VIC 3094	\$725,000	30-Jun-21

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: 17 September 2021

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## 3/86 Mountain View Road Montmorency VIC 3094

2 1 2

Sold Price **\$732,000** Sold Date **29-Jun-21**

Distance **0.36km**



## 1/39A Lilicur Road Montmorency VIC 3094

2 1 1

Sold Price **\$710,000** Sold Date **18-May-21**

Distance **0.97km**



## 3/49 Rattray Road Montmorency VIC 3094

2 1 1

Sold Price <sup>RS</sup> **\$725,000** Sold Date **30-Jun-21**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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