

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

20 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$942,500

Property Type House

Suburb Briar Hill

Period - From 01/07/2022

to 30/09/2022

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	1/14 Ryrie Ct MONTMORENCY 3094	\$940,000	07/12/2022
2	17 Rattray Rd MONTMORENCY 3094	\$900,000	30/09/2022
3	4/11 Wellington St MONTMORENCY 3094	\$876,000	16/11/2022

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:

13/01/2023 11:11



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Property Type: House
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
September quarter 2022: \$942,500

Comparable Properties



1/14 Ryrie Ct MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$940,000
Method: Private Sale
Date: 07/12/2022
Property Type: House
Land Size: 445 sqm approx



17 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 30/09/2022
Rooms: 5
Property Type: Unit
Land Size: 406 sqm approx



4/11 Wellington St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$876,000
Method: Private Sale
Date: 16/11/2022
Property Type: Townhouse (Single)
Land Size: 205 sqm approx