

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

97 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$860,000

Property Type House

Suburb Briar Hill

Period - From 01/10/2019

to

30/09/2020

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	95 Buena Vista Dr, Montmorency, Vic 3094, Australia	\$911,000	06/08/2020
2	8 Myra CI MONTMORENCY 3094	\$871,000	01/07/2020
3			

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:

28/10/2020 14:51



3 2 2

Property Type: House (Res)

Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending September 2020: \$860,000

Comparable Properties

95 Buena Vista Dr, Montmorency, Vic 3094, Australia (REI)

3 2 2

Agent Comments

With pool but original condition

Price: \$911,000

Method:

Date: 06/08/2020

Property Type: House



8 Myra CI MONTMORENCY 3094 (REI)

3 2 2

Agent Comments

Not as renovated and no pool

Price: \$871,000

Method: Private Sale

Date: 01/07/2020

Property Type: House (Res)

Land Size: 967 sqm approx

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. No comparable homes in Briar Hill in the last 6 months.