

# 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

82 Fernside Avenue, BRIAR HILL, VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,018,000

Property Type

House

Suburb

BRIAR HILL

Period - From

29/04/2024

to

28/10/2024

Source

price\_finder

### Comparable property sales

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.

| Address of comparable property  | Price       | Date of sale |
|---------------------------------|-------------|--------------|
| 1 1/20 Gladstone Rd, Briar Hill | \$1,525,000 | 12/08/2024   |
| 2 6 Helwig Ave, Montmorency     | \$1,450,000 | 13/08/2024   |
| 3                               |             |              |

This Statement of Information was prepared on:

29/10/2024