

James Newton

M 0421 733 914

E jnewton@morrisonkleeman.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

121 Fernside Avenue Briar Hill VIC 3088

 4  2  2

## Indicative Selling Price

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

Single Price \$789,000

## Median Sale Price

\$866,000 Houses in Briar hill between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**206 Rattray Road Montmorency VIC 3094**

 3  2  2

Sold Price

**\$780,000**

Sold Date

**15-Sep-18**

Distance

**1km**



**22 Price Avenue Montmorency VIC 3094**

 4  2  -

Sold Price

**\$796,000**

Sold Date

**13-Oct-18**

Distance

**0.62km**



**73 Gladstone Road Briar Hill VIC 3088**

 3  2  2

Sold Price

**\$861,000**

Sold Date

**27-Apr-18**

Distance

**1.62km**

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