

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

100 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,063,000

Property Type House

Suburb Briar Hill

Period - From 01/10/2023

to

31/12/2023

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	9 Pennell St ELTHAM NORTH 3095	\$1,233,750	19/02/2024
2	9 Withers Way ELTHAM 3095	\$1,177,000	25/01/2024
3	58 Tallow Wood Dr GREENSBOROUGH 3088	\$1,170,000	17/02/2024

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:

21/03/2024 15:15



3 2 2

Property Type: House

Land Size: 809 sqm approx

Agent Comments

Comparable Properties



9 Pennell St ELTHAM NORTH 3095 (REI)

4 2 2

Price: \$1,233,750

Method: Private Sale

Date: 19/02/2024

Property Type: House

Land Size: 726 sqm approx

Agent Comments

A larger home internally, with an additional bedroom. The property is slightly less renovated. This home is split over two levels, in contrast to our single level.



9 Withers Way ELTHAM 3095 (REI/VG)

4 2 2

Price: \$1,177,000

Method: Private Sale

Date: 25/01/2024

Property Type: House

Land Size: 865 sqm approx

Agent Comments

A slightly larger home on a similar land holding. This one has undergone fewer internal renovations and is not single-level.



58 Tallow Wood Dr GREENSBOROUGH 3088 (REI)

4 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

A slightly larger home on a similar land holding. This one has undergone fewer internal renovations and is not single-level.