

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

3/2 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$650,000

&

\$685,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Briar Hill

Period - From 01/07/2022

to

30/06/2023

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	4//19-21 Lyell Pde GREENSBOROUGH 3088	\$727,000	22/07/2023
2	4/97 Diamond Creek Rd GREENSBOROUGH 3088	\$695,000	28/07/2023
3	13/50 Scotland Av GREENSBOROUGH 3088	\$620,000	19/07/2023

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:

11/09/2023 11:13



 3  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$685,000
Median Unit Price
Year ending June 2023: \$720,000

Comparable Properties

4//19-21 Lyell Pde GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$727,000
Method:
Date: 22/07/2023
Property Type: Unit



4/97 Diamond Creek Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  1

Price: \$695,000
Method: Private Sale
Date: 28/07/2023
Property Type: Townhouse (Single)
Land Size: 274 sqm approx



13/50 Scotland Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$620,000
Method: Private Sale
Date: 19/07/2023
Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243