# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	27 Fernside Avenue, Briar Hill Vic 3088
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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### Median sale price

Median price	\$965,000	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	83 Fernside Av BRIAR HILL 3088	\$940,000	22/01/2025
2	120 Fernside Av BRIAR HILL 3088	\$870,000	25/10/2024
3	27a Heather Gr BRIAR HILL 3088	\$868,000	18/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 21:54













Property Type: House Land Size: 352 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$850,000 - \$900,000 **Median House Price** December quarter 2024: \$965,000

# Comparable Properties



83 Fernside Av BRIAR HILL 3088 (REI)





**Agent Comments** 

Price: \$940,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 827 sqm approx

120 Fernside Av BRIAR HILL 3088 (REI/VG)







**Agent Comments** 

Price: \$870,000 Method: Private Sale Date: 25/10/2024

Rooms: 4

Property Type: House (Res) Land Size: 785 sqm approx

27a Heather Gr BRIAR HILL 3088 (REI/VG)

3





Agent Comments

Price: \$868,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: House (Res) Land Size: 563 sqm approx

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





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