

# 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

27 Fernside Avenue, Briar Hill Vic 3088

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$965,000 Property 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	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 comparable properties 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



 3  
  2  
  2

**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

 4  
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  1

**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

 3  
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  2

**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)**

Agent Comments

 3  
  2  
  2

**Price:** \$868,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2024  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx

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