

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

2/53 Fernside Avenue Briar Hill VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,250

Property type

Unit

Suburb

Briar Hill

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

3/38 Station Road Montmorency VIC 3094	\$565,000	07-Sep-19
5/31 Alexander Street Montmorency VIC 3094	\$610,000	14-Dec-19
1/51 Para Road Montmorency VIC 3094	\$548,000	14-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 07 February 2020



**3/38 Station Road Montmorency
VIC 3094**

 2  1  1

Sold Price **\$565,000** Sold Date **07-Sep-19**

Distance **0.98km**



**5/31 Alexander Street
Montmorency VIC 3094**

 2  1  1

Sold Price ^{RS} **\$610,000** Sold Date **14-Dec-19**

Distance **1.68km**



**1/51 Para Road Montmorency VIC
3094**

 2  1  1

Sold Price **\$548,000** Sold Date **14-Nov-19**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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