

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

103 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Briar Hill

Period - From

01/10/2021

to

30/09/2022

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 Paraweena Ct GREENSBOROUGH 3088	\$900,000	02/11/2022
2	121 Rattray Rd MONTMORENCY 3094	\$848,000	17/09/2022
3	205 St Helena Rd GREENSBOROUGH 3088	\$830,000	13/10/2022

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:

21/11/2022 19:09



Property Type: House (Previously Occupied - Detached)
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
Year ending September 2022: \$1,000,000

Comparable Properties



9 Paraweena Ct GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 02/11/2022
Rooms: 8
Property Type: House (Res)
Land Size: 1120 sqm approx



121 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$848,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 869 sqm approx



205 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 13/10/2022
Property Type: House
Land Size: 897 sqm approx

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