

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

1/49 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 Jun 2022

to

31 May 2023

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

1/9 GREENHILL ROAD GREENSBOROUGH VIC 3088	\$845,000	25-Feb-23
1/19 FERNSIDE AVENUE BRIAR HILL VIC 3088	\$795,000	10-Mar-23
3/6 RAILWAY ROAD BRIAR HILL VIC 3088	\$810,000	01-Feb-22

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: 30 June 2023



1/9 GREENHILL ROAD GREENSBOROUGH VIC 3088

4 2 2

Sold Price **\$845,000** Sold Date **25-Feb-23**

Distance **1.07km**

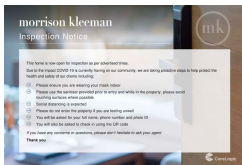


1/19 FERNSIDE AVENUE BRIAR HILL VIC 3088

3 1 1

Sold Price **\$795,000** Sold Date **10-Mar-23**

Distance **0.25km**



3/6 RAILWAY ROAD BRIAR HILL VIC 3088

3 1 2

Sold Price **\$810,000** Sold Date **01-Feb-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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