

## 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

20 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 \$730,000

&amp;

\$780,000

**Median sale price**

Median price \$825,000

House

X

Unit

Suburb Briar Hill

Period - From 01/01/2017

to

31/12/2017

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	1/93 Karingal Dr BRIAR HILL 3088	\$780,000	20/12/2017
2	1/30 Baldwin Av MONTMORENCY 3094	\$745,000	17/02/2018
3	1/19 Karingal Dr MONTMORENCY 3094	\$730,000	09/02/2018

**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.