

# 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

5/2 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 \$650,000 & \$700,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Briar Hill

Period - From 26/04/2023 to 25/04/2024 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	8/9 Davey Rd MONTMORENCY 3094	\$690,000	06/02/2024
2	3/56 Sherbourne Rd MONTMORENCY 3094	\$685,000	09/02/2024
3	3/125-129 St Helena Rd GREENSBOROUGH 3088	\$680,200	23/03/2024

**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:

26/04/2024 12:58



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
26/04/2023 - 25/04/2024: \$730,000

## Comparable Properties



**8/9 Davey Rd MONTMORENCY 3094 (REI/VG)** Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Unit



**3/56 Sherbourne Rd MONTMORENCY 3094 (REI/VG)** Agent Comments



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** Unit  
**Land Size:** 196 sqm approx



**3/125-129 St Helena Rd GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$680,200  
**Method:** Private Sale  
**Date:** 23/03/2024  
**Property Type:** Unit

Account - Jellis Craig | P: 03 94321444