Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 59 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	reen \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,063,000	Property Type Hou		se		Suburb	Briar Hill		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Aminya PI BRIAR HILL 3088	\$1,300,000	19/10/2023
2	100 Fernside Av BRIAR HILL 3088	\$1,281,000	26/03/2024
3	122 Sherbourne Rd MONTMORENCY 3094	\$1,220,000	06/12/2023

OR

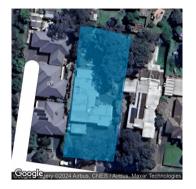
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/04/2024 15:49









Property Type: Agent Comments Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2023: \$1,063,000

Comparable Properties

6 Aminya PI BRIAR HILL 3088 (REI/VG) 4 3 4 Price: \$1,300,000 Method: Private Sale Date: 19/10/2023 Property Type: House Land Size: 1118 sqm approx	Agent Comments
100 Fernside Av BRIAR HILL 3088 (REI) 3 2 2 2 Price: \$1,281,000 Method: Private Sale Date: 26/03/2024 Property Type: House Land Size: 809 sqm approx	Agent Comments
122 Sherbourne Rd MONTMORENCY 3094 (REI/VG) 123 A 2 2 2 2 Price: \$1,220,000 Method: Private Sale Date: 06/12/2023 Property Type: House Land Size: 900 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 94321444



propertydata

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