# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	64 Fernside Avenue, Briar Hill Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$975,00	0 &	\$1,050,000
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#### Median sale price

Median price	\$965,500	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/01/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	12 Napier Cr MONTMORENCY 3094	\$995,000	02/03/2025
2	14 Joyce Av GREENSBOROUGH 3088	\$930,000	07/02/2025
3			

#### 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:	13/03/2025 20:04
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Date of sale







Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$975,000 - \$1,050,000 **Median House Price** Year ending December 2024: \$965,500

# Comparable Properties

12 Napier Cr MONTMORENCY 3094 (REI)

**Agent Comments** 

Price: \$995,000 Method: Private Sale Date: 02/03/2025

Rooms: 4

Property Type: House (Res) Land Size: 703 sqm approx

14 Joyce Av GREENSBOROUGH 3088 (REI/VG)







**Agent Comments** 



Price: \$930,000 Method: Private Sale Date: 07/02/2025 Property Type: House Land Size: 654 sqm approx

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.

Account - Jellis Craig | P: 03 94321444





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