

# 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

64 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 \$975,000

&

\$1,050,000

### Median sale price

Median price \$965,500

Property 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 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	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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**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**

3 2 2

**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**

3 1 1

**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.