

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 FERN GLEN AVENUE MOUNT DANDENONG VIC 3767

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Mount Dandenong

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

11 GOVERNMENT ROAD THE BASIN VIC 3154	\$635,000	25-Sep-24
21 WARRAWEE ROAD MOUNT EVELYN VIC 3796	\$640,000	04-May-24
20 EDITH COURT MOUNT DANDENONG VIC 3767	\$670,000	05-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 04 January 2025



11 GOVERNMENT ROAD THE BASIN Sold Price **\$635,000** Sold Date **25-Sep-24**
VIC 3154

 3  1  1

Distance **4.63km**



21 WARRAWEE ROAD MOUNT Sold Price **\$640,000** Sold Date **04-May-24**
EVELYN VIC 3796

 3  1  2

Distance **4.44km**



20 EDITH COURT MOUNT Sold Price ^{RS} **\$670,000** Sold Date **05-Dec-24**
DANDENONG VIC 3767

 3  1  -

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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