

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

12 Bond Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$911,500

Property Type House

Suburb Ferntree Gully

Period - From 06/06/2023

to

05/06/2024

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	2 Parkhaven Way KNOXFIELD 3180	\$1,450,000	23/03/2024
2	2 Mistletoe Cl KNOXFIELD 3180	\$1,390,000	07/03/2024
3	18 Whitehall Tce FERNTREE GULLY 3156	\$1,255,000	18/05/2024

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:

06/06/2024 17:34

12 Bond Street, Ferntree Gully Vic 3156



Darren Hill
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Property Type: House (New - Detached)
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
06/06/2023 - 05/06/2024: \$911,500

Comparable Properties



2 Parkhaven Way KNOXFIELD 3180 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 708 sqm approx



2 Mistletoe Cl KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Sold Before Auction
Date: 07/03/2024
Property Type: House
Land Size: 628 sqm approx



18 Whitehall Tce FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 510 sqm approx

Account - Hill Real Estate



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