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 | cons | sumer.vic.go | v.au | /underquot | ing | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------------|
| Range betwee | \$1,250,000 | | & | | \$1,375,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$911,500 | Pro | operty Type | Hou | se | | Suburb | Ferntree Gully |
| Period - From | 06/06/2023 | to | 05/06/2024 | | 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 | 2 Parkhaven Way KNOXFIELD 3180 | \$1,450,000 | 23/03/2024 |
| 2 | 2 Mistletoe CI 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



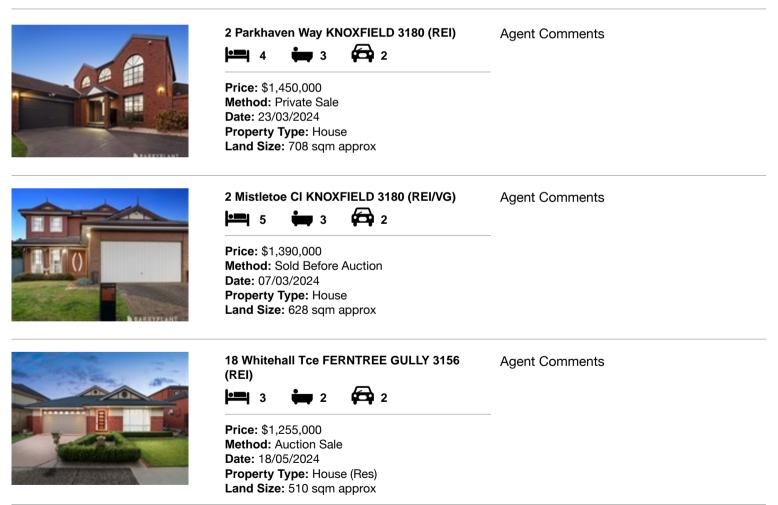
Darren Hill 0418 787 772 darren@hillre.com.au





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



Account - Hill Real Estate



propertydata

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