

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 58 One Tree Hill Road, Ferny Creek Vic 3786

Indicative selling price

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

Range between \$860,000 & \$946,000

Median sale price

Median price \$846,500 House X Unit Suburb Ferny Creek

Period - From 01/01/2018 to 31/12/2018 Source REIV

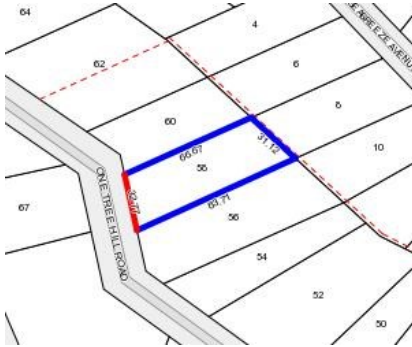
Comparable property sales (*Delete A or B below as applicable)

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		
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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2306 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$946,000

Median House Price

Year ending December 2018: \$846,500

Comparable Properties



141-143 Mount Dandenong Tourist Rd FERNY CREEK 3786 (REI) **Agent Comments**



Price: \$890,000

Method: Private Sale

Date: 13/09/2018

Rooms: -

Property Type: House

Land Size: 5210 sqm approx



199 Mount Dandenong Tourist Rd FERNY CREEK 3786 (REI) **Agent Comments**



Price: \$870,000

Method: Private Sale

Date: 11/01/2019

Rooms: 8

Property Type: House

Land Size: 1000 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.