

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

83 Hancock Drive Ferntree Gully VIC 3156

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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Feb 2019

to

31 Jan 2020

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

8 Faversham Square Ferntree Gully VIC 3156	\$917,000	08-Feb-20
12 Cascam Court Rowville VIC 3178	\$900,800	08-Oct-19
61 Fernlea Avenue Rowville VIC 3178	\$915,000	27-Dec-19

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: 13 February 2020



8 Faversham Square Ferntree Gully VIC 3156

Sold Price

^{RS}
\$917,000

Sold Date

08-Feb-20


4

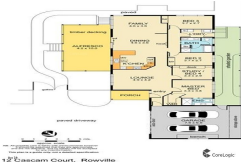


2



2

Distance

1.22km


12 Cascam Court Rowville VIC 3178

Sold Price

\$900,800

Sold Date

08-Oct-19


4



2



2

Distance

1.74km


61 Fernlea Avenue Rowville VIC 3178

Sold Price

^{RS}
\$915,000

Sold Date

27-Dec-19


4



2



2

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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