

## 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

155 MAST GULLY ROAD FERNY CREEK VIC 3786

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Mar 2023

to

29 Feb 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

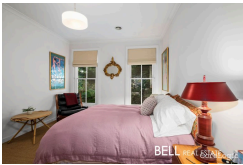
Date of sale

|  |             |           |
|--|-------------|-----------|
| 153 MT DANDENONG TOURIST ROAD FERNY CREEK VIC 3786 | \$1,222,500 | 17-Oct-23 |
| 17 JANIESLEIGH ROAD UPPER FERNTREE GULLY VIC 3156  | \$1,185,000 | 12-Dec-23 |
| 2 GULLY CRESCENT BELGRAVE VIC 3160                 | \$1,250,000 | 20-Sep-23 |

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: 06 March 2024



153 MT DANDENONG TOURIST ROAD FERNY CREEK VIC 3786

 4

 2

 1

Sold Price

\$1,222,500

Sold Date

17-Oct-23

Distance

0.33km



17 JANIESLEIGH ROAD UPPER FERNTREE GULLY VIC 3156

 3

 3

 2

Sold Price

<sup>RS</sup>\$1,185,000

Sold Date

12-Dec-23

Distance

1.46km



2 GULLY CRESCENT BELGRAVE VIC 3160

 3

 2

 2

Sold Price

\$1,250,000

Sold Date

20-Sep-23

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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