

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

1/76 MCMAHONS ROAD 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Oct 2023

to

30 Sep 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

3/38 MCMAHONS ROAD FERNTREE GULLY VIC 3156	\$760,000	21-Sep-24
2/12 SIMPSON ROAD FERNTREE GULLY VIC 3156	\$720,000	08-Oct-24
33 ELSIE STREET BORONIA VIC 3155	\$710,000	31-Jan-24

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: 17 October 2024



**3/38 MCMAHONS ROAD
FERNTREE GULLY VIC 3156**

 3  2  1

Sold Price

^{RS} **\$760,000**

Sold Date

21-Sep-24

Distance

0.35km



**2/12 SIMPSON ROAD FERNTREE
GULLY VIC 3156**

 3  2  1

Sold Price

^{RS} **\$720,000**

Sold Date

08-Oct-24

Distance

0.98km



**33 ELSIE STREET BORONIA VIC
3155**

 3  2  1

Sold Price

\$710,000

Sold Date

31-Jan-24

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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