

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

9 Seaview Avenue Ferny Creek VIC 3786

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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Sep 2018

to

31 Aug 2019

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 Seaview Avenue Ferny Creek VIC 3786	\$655,000	27-Apr-19
2 Fern Grove Ferny Creek VIC 3786	\$663,000	06-Jul-19
36 Breen Terrace Ferny Creek VIC 3786	\$700,000	29-May-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: 18 September 2019



8 Seaview Avenue Ferny Creek VIC 3786 Sold Price ^{RS} **\$655,000** Sold Date **27-Apr-19**

3 1 2

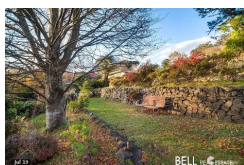
Distance **0.13km**



2 Fern Grove Ferny Creek VIC 3786 Sold Price **\$663,000** Sold Date **06-Jul-19**

3 2 2

Distance **0.16km**



36 Breen Terrace Ferny Creek VIC 3786 Sold Price **\$700,000** Sold Date **29-May-19**

3 2 3

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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