

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

202 Mt Dandenong Tourist Road 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Nov 2018

to

31 Oct 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

16 Gerratts Avenue Upwey VIC 3158	\$640,000	09-Oct-18
14 Seabreeze Avenue Ferny Creek VIC 3786	\$650,000	18-Apr-19
11 Belbrook Road Upwey VIC 3158	\$620,000	31-Jan-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 November 2019



16 Gerratts Avenue Upwey VIC 3158 Sold Price **\$640,000** Sold Date **09-Oct-18**

 3  2  3

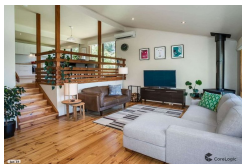
Distance **1.47km**



14 Seabreeze Avenue Ferny Creek VIC 3786 Sold Price **\$650,000** Sold Date **18-Apr-19**

 4  2  4

Distance **1.73km**



11 Belbrook Road Upwey VIC 3158 Sold Price **\$620,000** Sold Date **31-Jan-19**

 3  2  2

Distance **1.86km**



15 Irene Avenue Upper Ferntree Gully VIC 3156 Sold Price **\$637,500** Sold Date **11-May-19**

 4  3  2

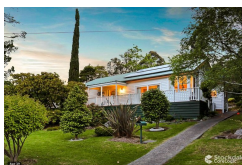
Distance **2.06km**



15-17 Earl Street Upwey VIC 3158 Sold Price **\$595,000** Sold Date **19-Oct-18**

 4  3  6

Distance **2.25km**



26 Ferny Creek Avenue Upper Ferntree Gully VIC 3156 Sold Price **\$625,000** Sold Date **03-May-19**

 3  2  2

Distance **2.3km**

RS = Recent sale

UN = Undisclosed Sale

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1476 Burwood Highway Upwey VIC 3158 Sold Price **\$622,500** Sold Date **05-Feb-19**

4 2 2

Distance **2.48km**



6 Cole Avenue Belgrave VIC 3160 Sold Price **\$650,000** Sold Date **24-Aug-18**

4 2 2

Distance **2.49km**

RS = Recent sale **UN** = Undisclosed Sale

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