

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

63 One Tree Hill 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

\$1,368,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Jan 2021

to

31 Dec 2021

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

4A One Tree Hill Road Ferny Creek VIC 3786	\$1,925,000	07-Sep-21
22-28 Torry Hill Road Upwey VIC 3158	\$1,360,000	23-Dec-21
1 Lyle Road Olinda VIC 3788	\$1,420,000	16-Nov-21

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: 07 January 2022


4A One Tree Hill Road Ferny Creek VIC 3786

Sold Price

\$1,925,000

Sold Date

07-Sep-21
 4  2  2

Distance

1.05km

22-28 Torry Hill Road Upwey VIC 3158

Sold Price

^{RS} **\$1,360,000** ^{UN}

Sold Date

23-Dec-21
 5  3  2

Distance

3.86km

1 Lyle Road Olinda VIC 3788

Sold Price

^{RS} **\$1,420,000**

Sold Date

16-Nov-21
 5  2  4

Distance

3.76km
RS = Recent sale

UN = Undisclosed Sale

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