

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 Victoria Grove 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

\$815,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$992,500

Property type

House

Suburb

Ferny Creek

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 13-15 Bennett Avenue Belgrave VIC 3160 | \$845,000 | 10-Aug-21 |
| 1 Hughes Street Upwey VIC 3158 | \$900,000 | 26-Jul-21 |
| 24 Mount View Road Ferny Creek VIC 3786 | \$847,000 | 14-Apr-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: 30 September 2021

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**13-15 Bennett Avenue Belgrave VIC 3160**

Sold Price

RS

\$845,000

Sold Date

10-Aug-21

3

2

2

Distance

1.91km**1 Hughes Street Upwey VIC 3158**

Sold Price

\$900,000

Sold Date

26-Jul-21

3

1

2

Distance

1.82km**24 Mount View Road Ferny Creek VIC 3786**

Sold Price

\$847,000

Sold Date

14-Apr-21

4

2

-

Distance

1.7km**18 Mast Gully Road Upwey VIC 3158**

Sold Price

RS

\$941,000

Sold Date

10-Jul-21

3

2

2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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