

STATEMENT OF INFORMATION

37 OLD MAIN ROAD, FERNY CREEK, VIC 3786

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 OLD MAIN ROAD, FERNY CREEK, VIC

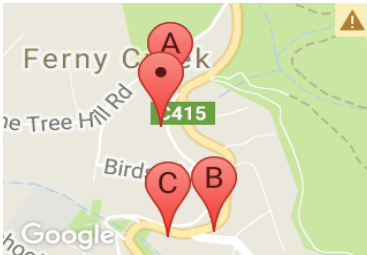
3 2 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 730,000 to 790,000

MEDIAN SALE PRICE



FERNY CREEK, VIC, 3786

Suburb Median Sale Price (House)

\$745,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



45 OLD MAIN RD, FERNY CREEK, VIC 3786

3 2 2

Sale Price

\$771,500

Sale Date: 20/04/2017

Distance from Property: 109m



200 MOUNT DANDENONG TOURIST RD,

4 3 1

Sale Price

\$700,000

Sale Date: 21/04/2017

Distance from Property: 414m



194 MOUNT DANDENONG TOURIST RD,

4 2 1

Sale Price

\$740,000

Sale Date: 01/04/2017

Distance from Property: 397m



This report has been compiled on 13/08/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 OLD MAIN ROAD, FERNY CREEK, VIC 3786

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

730,000 to 790,000

Median sale price

Median price

\$745,000

House

X

Unit


Suburb

FERNY CREEK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
45 OLD MAIN RD, FERNY CREEK, VIC 3786	\$771,500	20/04/2017
200 MOUNT DANDENONG TOURIST RD, FERNY CREEK, VIC 3786	\$700,000	21/04/2017
194 MOUNT DANDENONG TOURIST RD, FERNY CREEK, VIC 3786	\$740,000	01/04/2017