

## 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

136 Mt Dandenong Tourist Road Ferny Creek VIC 3786

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$992,500

Property type

House

Suburb

Ferny Creek

Period-from

01 Oct 2020

to

30 Sep 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

140 Mt Dandenong Tourist Road Ferny Creek VIC 3786	\$1,077,500	27-Jun-21
4 Weldon Grove Upwey VIC 3158	\$1,065,000	23-Sep-21
6 Alec Street Tecoma VIC 3160	\$1,140,000	01-Jun-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: 13 October 2021



140 Mt Dandenong Tourist Road  
Ferry Creek VIC 3786

3 3 2

Sold Price **\$1,077,500** Sold Date **27-Jun-21**

Distance **0.08km**



4 Weldon Grove Upwey VIC 3158

5 2 1

Sold Price <sup>RS</sup> **\$1,065,000** Sold Date **23-Sep-21**

Distance **1.12km**



6 Alec Street Tecoma VIC 3160

4 3 3

Sold Price **\$1,140,000** Sold Date **01-Jun-21**

Distance **1.95km**

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

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