

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

6 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Dec 2020

to

30 Nov 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

196 Mt Dandenong Tourist Road Ferny Creek VIC 3786	\$1,180,000	30-Sep-21
4 Weldon Grove Upwey VIC 3158	\$1,065,000	09-Sep-21
25 Edward Street Upper Ferntree Gully VIC 3156	\$1,030,000	03-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: 17 December 2021


**196 Mt Dandenong Tourist Road
Ferny Creek VIC 3786**
 5  3  2

Sold Price

\$1,180,000

Sold Date

30-Sep-21

Distance

0.5km

4 Weldon Grove Upwey VIC 3158
 5  2  1

Sold Price

\$1,065,000

Sold Date

09-Sep-21

Distance

1.33km

**25 Edward Street Upper Ferntree
Gully VIC 3156**
 5  2  2

Sold Price

^{RS} **\$1,030,000**

Sold Date

03-Nov-21

Distance

2.27km
RS = Recent sale

UN = Undisclosed Sale

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