

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

24 Belgrave-Ferny Creek 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

\$790,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Ferny Creek

Period-from

01 Feb 2021

to

31 Jan 2022

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 Birds Road Ferny Creek VIC 3786	\$820,000	29-Sep-21
6 Alice Street Sassafras VIC 3787	\$790,000	25-Nov-21
35 Wright Avenue Upwey VIC 3158	\$851,000	06-Dec-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: 09 February 2022



13 Birds Road Ferny Creek VIC 3786

Sold Price

\$820,000

Sold Date

29-Sep-21

3

1

-

Distance

0.53km



6 Alice Street Sassafras VIC 3787

Sold Price

\$790,000

Sold Date

25-Nov-21

3

1

5

Distance

1.7km



35 Wright Avenue Upwey VIC 3158

Sold Price

\$851,000

Sold Date

06-Dec-21

3

1

3

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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