

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

2 Birds 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,077,500

Property type

House

Suburb

Ferny Creek

Period-from

01 Nov 2020

to

31 Oct 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

11 Seaview Avenue Ferny Creek VIC 3786	\$1,042,000	25-Sep-21
31 Breen Terrace Ferny Creek VIC 3786	\$1,000,000	10-Aug-21
3 Blackwood Street Tecoma VIC 3160	\$950,000	15-Oct-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: 06 November 2021



11 Seaview Avenue Ferny Creek VIC 3786

Sold Price

RS\$1,042,000

Sold Date

25-Sep-21

3

2

2

Distance

0.4km



31 Breen Terrace Ferny Creek VIC 3786

Sold Price

\$1,000,000

Sold Date

10-Aug-21

4

2

3

Distance

1.63km



3 Blackwood Street Tecoma VIC 3160

Sold Price

RS\$950,000

Sold Date

15-Oct-21

4

2

2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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