

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

9 HANCOCK DRIVE FERNTREE GULLY VIC 3156

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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Mar 2022

to

28 Feb 2023

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

2 NUNANA COURT FERNTREE GULLY VIC 3156	\$891,000	12-Sep-22
27 TREFOIL STREET FERNTREE GULLY VIC 3156	\$901,000	04-Feb-23
2 LEON COURT FERNTREE GULLY VIC 3156	\$870,000	17-Feb-23

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: 08 March 2023



2 NUNANA COURT FERNTREE GULLY VIC 3156

 4  2  2

Sold Price **\$891,000** Sold Date **12-Sep-22**

Distance **0.81km**



27 TREFOIL STREET FERNTREE GULLY VIC 3156

 4  2  2

Sold Price ^{RS} **\$901,000** Sold Date **04-Feb-23**

Distance **1.63km**



2 LEON COURT FERNTREE GULLY VIC 3156

 4  2  2

Sold Price ^{RS} **\$870,000** ^{UN} Sold Date **17-Feb-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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