

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

7 Old Main 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

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,073,750

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

1 Elliott Road Upwey VIC 3158	\$1,350,000	31-Aug-21
70 Mast Gully Road Upwey VIC 3158	\$1,302,000	27-May-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 November 2021



1 Elliott Road Upwey VIC 3158

Sold Price **\$1,350,000** Sold Date **31-Aug-21**

4 3 6

Distance **1.2km**



70 Mast Gully Road Upwey VIC 3158

Sold Price **\$1,302,000** Sold Date **27-May-21**

4 2 2

Distance **1.41km**

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

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