# 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 betweer		\$1,280,000	&	\$1,350,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,073,750	Prop	berty type House		Suburb	Ferny Creek			
Period-from	01 Nov 2020	to	31 Oct 20	)21	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



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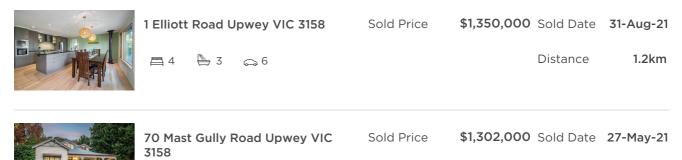
P 97546888

M 0422639115

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Distance

1.41km



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

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