

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

5 BREEN TERRACE Ferny Creek, 3786

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$830,000.00 & \$895,000.00

Median sale price

Median price \$844,000.00 Property Type HOUSE Suburb FERNY CREEK

Period - From 01-Apr-2018 to 30-Apr-2018 Source CORELOGIC

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	127 MOUNT DANDENONG TOURIST ROAD	\$1,210,000.00	20-Jun-2018
2	63 ONE TREE HILL ROAD	\$980,000.00	05-Dec-2017
3	34 BREEN TERRACE	\$1,068,888.00	17-Oct-2017

This statement of information was prepared on 02-Aug-2021 at 3:07:11 PM EST