

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

13 MERIMBULA 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

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,157,500

Property type

House

Suburb

Ferny Creek

Period-from

01 Mar 2024

to

28 Feb 2025

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 ONE TREE HILL ROAD FERNY CREEK VIC 3786	\$1,012,000	17-Mar-25
5 ALICE STREET SASSAFRAS VIC 3787	\$1,025,000	30-Jan-25

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: 28 March 2025



11 ONE TREE HILL ROAD FERNY CREEK VIC 3786

4 3 5

Sold Price ^{RS} **\$1,012,000** Sold Date **17-Mar-25**

Distance **0.62km**



5 ALICE STREET SASSAFRAS VIC 3787

3 2 2

Sold Price ^{RS} **\$1,025,000** Sold Date **30-Jan-25**

Distance **1.29km**

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

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