

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

2 JANESDELL AVENUE 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

\$980,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Ferny Creek

Period-from

01 May 2024

to

30 Apr 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

53 BAYVIEW CRESCENT THE BASIN VIC 3154	\$915,000	07-Dec-24
28 INVERNESS AVENUE THE BASIN VIC 3154	\$1,060,000	20-Feb-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: 23 May 2025



**53 BAYVIEW CRESCENT THE
BASIN VIC 3154**

 4  2  2

Sold Price

\$915,000

Sold Date **07-Dec-24**

Distance

1.54km



**28 INVERNESS AVENUE THE BASIN
VIC 3154**

 4  2  2

Sold Price

\$1,060,000

Sold Date **20-Feb-25**

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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