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	42 MCIVER STREET FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$870,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$912,429	Property type	House	Suburb	Ferntree Gully
Period-from	01 Oct 2023	to	30 Sep 2024	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
54 ORMONDE ROAD FERNTREE GULLY VIC 3156	$870,000	15-Jun-24
47 JOHNSON DRIVE FERNTREE GULLY VIC 3156	$850,000	28-Sep-24
21 PARKVIEW DRIVE FERNTREE GULLY VIC 3156	$815,000	25-May-24

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: 02 October 2024

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54 ORMONDE ROAD FERNTREE GULLY VIC 3156

3 2 2

Sold Price $870,000 Sold Date 15-Jun-24

Distance 0.72km



47 JOHNSON DRIVE FERNTREE GULLY VIC 3156

4 2 2

Sold Price RS $850,000 Sold Date 28-Sep-24

Distance 3.33km



21 PARKVIEW DRIVE FERNTREE GULLY VIC 3156

4 2 2

Sold Price $815,000 Sold Date 25-May-24

Distance 0.54km

RS = Recent sale UN = Undisclosed Sale

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