

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

50 McMahons Road 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

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Land

Suburb

Ferntree Gully

Period-from

01 Mar 2019

to

29 Feb 2020

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

353 Scoresby Road Ferntree Gully VIC 3156	\$766,000	28-Sep-19
21 Yarana Street Ferntree Gully VIC 3156	\$775,000	07-Dec-19
54 Dobson Street Ferntree Gully VIC 3156	\$770,000	25-Nov-19

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: 26 March 2020

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353 Scoresby Road Ferntree Gully VIC 3156

Sold Price **\$766,000** Sold Date **28-Sep-19**

4 2 2

Distance **1.01km**

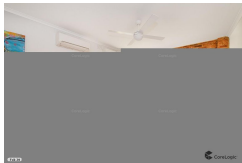


21 Yarana Street Ferntree Gully VIC 3156

Sold Price **\$775,000** Sold Date **07-Dec-19**

4 3 2

Distance **1.14km**



54 Dobson Street Ferntree Gully VIC 3156

Sold Price **\$770,000** Sold Date **25-Nov-19**

4 2 1

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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