

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

84 Hancock Drive 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

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,650

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jun 2020

to

31 May 2021

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

2 Ryan Court Ferntree Gully VIC 3156	\$850,000	20-Mar-21
84 Ormonde Road Ferntree Gully VIC 3156	\$864,200	12-Feb-21
4 Ferntree Court Ferntree Gully VIC 3156	\$875,000	16-Mar-21

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: 22 June 2021



2 Ryan Court Ferntree Gully VIC 3156

4 2 2

Sold Price

RS

\$850,000

Sold Date

20-Mar-21

Distance

0.03km



84 Ormonde Road Ferntree Gully VIC 3156

4 2 1

Sold Price

\$864,200

Sold Date

12-Feb-21

Distance

0.49km



4 Ferntree Court Ferntree Gully VIC 3156

4 2 2

Sold Price

\$875,000

Sold Date

16-Mar-21

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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