

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

3 GLASS ROAD UPPER 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Aug 2023

to

31 Jul 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

6 KENWYN COURT FERNTREE GULLY VIC 3156

\$715,000

11-Jul-24

2 VELDEN AVENUE FERNTREE GULLY VIC 3156

\$722,000

10-Jun-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.

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6 KENWYN COURT FERNTREE
GULLY VIC 3156

3 1 1

Sold Price ^{RS} **\$715,000** Sold Date **11-Jul-24**
Distance **1.98km**



2 VELDEN AVENUE FERNTREE
GULLY VIC 3156

3 1 2

Sold Price ^{RS} **\$722,000** ^{UN} Sold Date **10-Jun-24**
Distance **2.45km**

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

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