

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

2/21 Gabrielle Court, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$830,000

Median sale price

Median price \$696,000 Property Type Unit Suburb Ferntree Gully

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 six 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
1	1/31 Pine Cr BORONIA 3155	\$820,000	06/12/2021
2	19 Ashton Rd FERNTREE GULLY 3156	\$781,000	30/11/2021
3	3/39 Aubrey Gr BORONIA 3155	\$770,000	18/03/2022

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 six months.~~

This Statement of Information was prepared on:

04/04/2022 10:15



Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$780,000 - \$830,000
Median Unit Price
 December quarter 2021: \$696,000

Comparable Properties

1/31 Pine Cr BORONIA 3155 (VG)



Agent Comments

Comparable in criteria

Price: \$820,000
Method: Sale
Date: 06/12/2021
Property Type: Flat/Unit/Apartment (Res)



19 Ashton Rd FERNTREE GULLY 3156 (REI/VG)



Agent Comments

Street frontage & own street number

Price: \$781,000
Method: Auction Sale
Date: 30/11/2021
Property Type: House (Res)
Land Size: 363 sqm approx



3/39 Aubrey Gr BORONIA 3155 (REI)



Agent Comments

Younger build but smaller Slightly inferior and is reflected in price

Price: \$770,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: Unit

Account - VICPROP



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