

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

2/50 Renwick Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$720,000 & \$792,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Ferntree Gully

Period - From 01/10/2023 to 31/12/2023 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	4/58 Westley St FERNTREE GULLY 3156	\$815,000	09/11/2023
2	3/16 Kent St KNOXFIELD 3180	\$795,000	06/09/2023
3	1/54 Dobson St FERNTREE GULLY 3156	\$725,000	19/11/2023

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:

05/02/2024 11:39



Property Type:

Agent Comments

Comparable Properties



4/58 Westley St FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$815,000

Method: Private Sale

Date: 09/11/2023

Property Type: Unit

Land Size: 303 sqm approx



3/16 Kent St KNOXFIELD 3180 (REI/VG) Agent Comments



Price: \$795,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



1/54 Dobson St FERNTREE GULLY 3156 (REI/VG) Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 19/11/2023

Property Type: Unit

Land Size: 350 sqm approx

Account - Hill Real Estate