

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 4 Manuka Drive, Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range

\$779,000

&

\$839,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Ferntree Gully (3156)

Period - From

01/11/2020

to

31/10/2021

Source

Corelogic

Comparable property sales

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
2 COLORADO COURT, FERNTREE GULLY VIC 3156	\$772,000	07/08/2021
20 FLORIDA DRIVE, FERNTREE GULLY VIC 3156	\$835,000	07/10/2021
59 PIPERITA ROAD, FERNTREE GULLY VIC 3156	\$765,432	21/06/2021

This Statement of Information was prepared on: 22/11/2021