

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

1/11 George Street 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,999

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 May 2020

to

30 Apr 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

4/16 Station Street Ferntree Gully VIC 3156	\$630,000	16-Jan-21
2/133 Dorset Road Boronia VIC 3155	\$646,000	02-Mar-21
1/22 Hutton Avenue Ferntree Gully VIC 3156	\$656,000	20-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: 08 May 2021



4/16 Station Street Ferntree Gully VIC 3156

 3  2  2

Sold Price **\$630,000** Sold Date **16-Jan-21**

Distance **0.73km**



2/133 Dorset Road Boronia VIC 3155

 3  2  2

Sold Price **\$646,000** Sold Date **02-Mar-21**

Distance **1.38km**



1/22 Hutton Avenue Ferntree Gully VIC 3156

 3  2  2

Sold Price ^{RS} **\$656,000** Sold Date **20-Mar-21**

Distance **1.33km**

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

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