

# 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

unit 3/8 Stirling Street, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$672,000

Property Type Unit

Suburb Ferntree Gully

Period - From 01/07/2022

to 30/06/2023

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	4/39 Dixon Ct BORONIA 3155	\$696,000	29/04/2023
2	1/10 Sundew Av BORONIA 3155	\$688,000	21/07/2023
3	6/7 Cypress Av BORONIA 3155	\$651,000	08/04/2023

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:

01/09/2023 16:22



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
Year ending June 2023: \$672,000

## Comparable Properties



**4/39 Dixon Ct BORONIA 3155 (REI)**

Agent Comments

 2  2  1

**Price:** \$696,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** Unit  
**Land Size:** 198 sqm approx



**1/10 Sundew Av BORONIA 3155 (REI/VG)**

Agent Comments

 2  2  2

**Price:** \$688,000  
**Method:** Private Sale  
**Date:** 21/07/2023  
**Property Type:** Unit  
**Land Size:** 316 sqm approx



**6/7 Cypress Av BORONIA 3155 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$651,000  
**Method:** Private Sale  
**Date:** 08/04/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 106 sqm approx