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	unit 3/8 Stirling Street, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$672,000	Pro	perty 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

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 comparableproperties 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)

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Price: \$696,000 Method: Auction Sale Date: 29/04/2023 Property Type: Unit

Land Size: 198 sqm approx

Agent Comments



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

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Agent Comments

Price: \$688,000 Method: Private Sale Date: 21/07/2023 Property Type: Unit

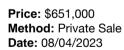
Land Size: 316 sqm approx







Agent Comments



Property Type: Townhouse (Single) Land Size: 106 sqm approx

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