

## 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

3/40 MCMAHONS ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2023

to

30 Jun 2024

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 25 TULIP CRESCENT BORONIA VIC 3155    | \$640,000 | 02-Apr-24 |
| 4/23 STRADBROKE ROAD BORONIA VIC 3155 | \$649,000 | 07-May-24 |
| 2/13 WOODVALE ROAD BORONIA VIC 3155   | \$691,550 | 04-Jul-24 |

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: 24 July 2024



**25 TULIP CRESCENT BORONIA VIC 3155** Sold Price <sup>RS</sup> **\$640,000** Sold Date **02-Apr-24**

 2  1  1

Distance **1.31km**



**4/23 STRADBROKE ROAD BORONIA VIC 3155** Sold Price **\$649,000** Sold Date **07-May-24**

 2  1  1

Distance **1.3km**



**2/13 WOODVALE ROAD BORONIA VIC 3155** Sold Price <sup>RS</sup> **\$691,550** Sold Date **04-Jul-24**

 2  1  2

Distance **1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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