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<br>Including suburb and postcode | 54 ORMONDE ROAD 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 | $800,000 | & | $860,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $905,250 | Property type | House | Suburb | Ferntree Gully |
| Period-from | 01 Sep 2021 | to | 31 Aug 2022 | 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.

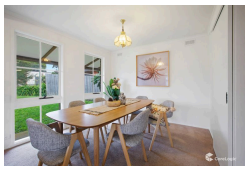
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 12 NATASHA CLOSE FERNTREE GULLY VIC 3156 | $876,000 | 04-Aug-22 |
| 57 CONN STREET FERNTREE GULLY VIC 3156 | $850,000 | 03-Aug-22 |
| 57 ALLORA AVENUE FERNTREE GULLY VIC 3156 | $811,000 | 17-Aug-22 |

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: 30 September 2022

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**12 NATASHA CLOSE FERNTREE GULLY VIC 3156**

3 2 2

Sold Price **$876,000** Sold Date **04-Aug-22**

Distance **1.21km**

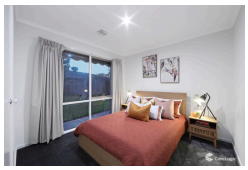



**57 CONN STREET FERNTREE GULLY VIC 3156**

3 2 2

Sold Price RS **$850,000** UN Sold Date **03-Aug-22**

Distance **1.31km**



**57 ALLORA AVENUE FERNTREE GULLY VIC 3156**

3 1 2

Sold Price **$811,000** Sold Date **17-Aug-22**

Distance **0.39km**

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

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