

## 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

47 WATLING GROVE 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

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2023

to

31 Aug 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

1/65 KATHRYN ROAD KNOXFIELD VIC 3180	\$750,000	03-Aug-24
2/9 ELTON ROAD FERNTREE GULLY VIC 3156	\$760,000	14-Sep-24
2/47 HARLEY STREET KNOXFIELD VIC 3180	\$777,000	23-Mar-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: 17 September 2024



**1/65 KATHRYN ROAD KNOXFIELD  
VIC 3180**

3 2 2

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **03-Aug-24**

Distance **1km**



**2/9 ELTON ROAD FERNTREE  
GULLY VIC 3156**

3 2 1

Sold Price <sup>RS</sup> **\$760,000** Sold Date **14-Sep-24**

Distance **1.09km**



**2/47 HARLEY STREET KNOXFIELD  
VIC 3180**

3 2 1

Sold Price **\$777,000** Sold Date **23-Mar-24**

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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