

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

1/1137 BURWOOD HIGHWAY 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2023

to

30 Sep 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

2/1141 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	\$720,000	12-Sep-24
2/12 SIMPSON ROAD FERNTREE GULLY VIC 3156	\$720,000	08-Oct-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: 26 October 2024



2/1141 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156

3 2 2

Sold Price **\$720,000** Sold Date **12-Sep-24**

Distance **0.04km**



2/12 SIMPSON ROAD FERNTREE GULLY VIC 3156

3 2 1

Sold Price ^{RS} **\$720,000** Sold Date **08-Oct-24**

Distance **1.92km**

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

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