

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

8 Rawlings Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$990,000

&

\$1,088,000

Median sale price

Median price \$950,000

Property Type House

Suburb Ferntree Gully

Period - From 01/07/2023

to

30/09/2023

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	Price	Date of sale
1	6 Oasis CI FERNTREE GULLY 3156	\$1,050,000	01/09/2023
2	41 Dobson St FERNTREE GULLY 3156	\$1,032,500	14/10/2023
3	4 Commercial Rd FERNTREE GULLY 3156	\$1,000,000	07/08/2023

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 six months.~~

This Statement of Information was prepared on:

26/10/2023 09:17

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Indicative Selling Price
\$990,000 - \$1,088,000

Median House Price

September quarter 2023: \$950,000



 4  2  2

Property Type: House (Res)
Land Size: 1051 sqm approx
Agent Comments

Comparable Properties



6 Oasis CI FERNTREE GULLY 3156 (REI)

Agent Comments

 5  2  2

Price: \$1,050,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 921 sqm approx



41 Dobson St FERNTREE GULLY 3156 (REI)

Agent Comments

 3  2  3

Price: \$1,032,500
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 1012 sqm approx



4 Commercial Rd FERNTREE GULLY 3156 (REI)

Agent Comments

 5  3  4

Price: \$1,000,000
Method: Private Sale
Date: 07/08/2023
Rooms: 7
Property Type: House (Res)
Land Size: 835 sqm approx

Account - Hoskins | P: 98747677, 9722 9755