

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

1/47 DOBSON STREET 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

\$775,000

&

\$850,000

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

2/35 ADELE AVENUE FERNTREE GULLY VIC 3156	\$760,000	09-May-24
2/48 ADELE AVENUE FERNTREE GULLY VIC 3156	\$770,000	28-Apr-24
1/48 ADELE AVENUE FERNTREE GULLY VIC 3156	\$831,500	06-Apr-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.~~

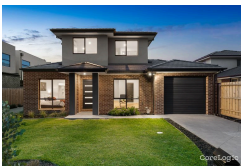
This Statement of Information was prepared on: 13 September 2024

**2/35 ADELE AVENUE FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price **\$760,000** Sold Date **09-May-24**Distance **0.89km****2/48 ADELE AVENUE FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price **\$770,000** Sold Date **28-Apr-24**Distance **0.51km****1/48 ADELE AVENUE FERNTREE
GULLY VIC 3156**

3 2 1

Sold Price **\$831,500** Sold Date **06-Apr-24**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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