

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

2/9 Hutton Avenue 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/8 Hillcrest Avenue Ferntree Gully VIC 3156	\$689,000	14-Apr-21
1/113 Dorset Road Boronia VIC 3155	\$710,000	15-Aug-21
1/9 Bambury Place Ferntree Gully VIC 3156	\$739,000	07-Aug-21

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: 14 October 2021



**1/8 Hillcrest Avenue Ferntree Gully
VIC 3156**

Sold Price

\$689,000

Sold Date

14-Apr-21

3 2 2

Distance

0.63km



1/113 Dorset Road Boronia VIC 3155

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date

15-Aug-21

3 2 2

Distance

0.72km



**1/9 Bambury Place Ferntree Gully
VIC 3156**

Sold Price

\$739,000

Sold Date

07-Aug-21

3 2 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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