

## 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

9/25 EDINA ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/22 FRANCIS CRESCENT FERNTREE GULLY VIC 3156	\$672,000	12-Nov-22
68 FRANCIS CRESCENT FERNTREE GULLY VIC 3156	\$623,688	30-Jan-23
7 CARMEL AVENUE FERNTREE GULLY VIC 3156	\$646,000	05-Oct-22

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: 15 March 2023



**3/22 FRANCIS CRESCENT  
FERNTREE GULLY VIC 3156**

 3  1  1

Sold Price **\$672,000** Sold Date **12-Nov-22**

Distance **1.01km**



**68 FRANCIS CRESCENT FERNTREE  
GULLY VIC 3156**

 3  1  1

Sold Price <sup>RS</sup> **\$623,688** Sold Date **30-Jan-23**

Distance **0.49km**



**7 CARMEL AVENUE FERNTREE  
GULLY VIC 3156**

 3  1  2

Sold Price **\$646,000** Sold Date **05-Oct-22**

Distance **1.01km**

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

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