

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

9/152 UNDERWOOD ROAD 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/26 LORDING STREET FERNTREE GULLY VIC 3156	\$561,000	21-Apr-22
4/28 BARTON AVENUE FERNTREE GULLY VIC 3156	\$565,000	14-Apr-22
5/16 WILLOW ROAD UPPER FERNTREE GULLY VIC 3156	\$590,000	11-Apr-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: 24 August 2022



**1/26 LORDING STREET FERNTREE
GULLY VIC 3156**

Sold Price

\$561,000

Sold Date

21-Apr-22



2



1



1

Distance

0.59km



**4/28 BARTON AVENUE FERNTREE
GULLY VIC 3156**

Sold Price

\$565,000

Sold Date

14-Apr-22



2



1



1

Distance

0.76km



**5/16 WILLOW ROAD UPPER
FERNTREE GULLY VIC 3156**

Sold Price

\$590,000

Sold Date

11-Apr-22



2



1



1

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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