

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

2/69 FOLKSTONE CRESCENT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2021

to

31 Oct 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

7/10 VALETTA CRESCENT KNOXFIELD VIC 3180	\$770,000	24-Apr-22
2/58 SILVERTON DRIVE FERNTREE GULLY VIC 3156	-	-
2/26 LIGHTWOOD DRIVE FERNTREE GULLY VIC 3156	\$700,000	11-Jun-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: 02 November 2022


**7/10 VALETTA CRESCENT
KNOXFIELD VIC 3180**
 2  2  1

Sold Price

\$770,000

Sold Date

24-Apr-22

Distance

1.02km

**2/58 SILVERTON DRIVE FERNTREE
GULLY VIC 3156**
 -  -  -

Sold Price

- Sold Date

-

Distance

0.98km

**2/26 LIGHTWOOD DRIVE
FERNTREE GULLY VIC 3156**
 2  2  1

Sold Price

\$700,000

Sold Date

11-Jun-22

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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