Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	Manuka Drive, Ferntree Gully Vic 3156
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750,000	&	\$825,000
Trailige Detween	Ψ1 30,000	α	Ψ023,000

Median sale price

Median price	\$854,000	Pro	perty Type	House		Suburb	Ferntree Gully
Period - From	01/07/2022	to	30/06/2023		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	Addiess of comparable property		Date of Sale
1	21 Lightwood Dr FERNTREE GULLY 3156	\$799,000	26/04/2023
2	32 Johnson Dr FERNTREE GULLY 3156	\$765,000	12/08/2023
3	39 Western Rd BORONIA 3155	\$741,000	17/07/2023

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 six months.

This Statement of Information was prepared on:	22/08/2023 14:40



Date of sale







Rooms: 5

Property Type: House (Res) Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median House Price** Year ending June 2023: \$854,000

Comparable Properties



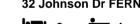
21 Lightwood Dr FERNTREE GULLY 3156

(REI/VG) **--** 3

Price: \$799,000 Method: Private Sale Date: 26/04/2023 Rooms: 5

Property Type: House (Res) Land Size: 712 sqm approx

Agent Comments



Price: \$765.000 Method: Auction Sale Date: 12/08/2023

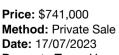
Property Type: House (Res) Land Size: 721 sqm approx

32 Johnson Dr FERNTREE GULLY 3156 (REI) **Agent Comments**



39 Western Rd BORONIA 3155 (REI/VG)

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Property Type: House (Res) Land Size: 679 sqm approx

Agent Comments



Account - Roger Davis Wheelers Hill | P: 03 95605000





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