

## 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

4 WATTLETREE ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jun 2022

to

31 May 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

65 ADELE AVENUE FERNTREE GULLY VIC 3156

\$832,000

10-Dec-22

8 GLENFERN ROAD FERNTREE GULLY VIC 3156

\$867,000

31-Jan-23

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: 01 June 2023



**65 ADELE AVENUE FERNTREE  
GULLY VIC 3156**

 4  2  1

Sold Price **\$832,000** Sold Date **10-Dec-22**

Distance **0.97km**



**8 GLENFERN ROAD FERNTREE  
GULLY VIC 3156**

 4  2  2

Sold Price **\$867,000** Sold Date **31-Jan-23**

Distance **1.53km**

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

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