

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

1/54 DOBSON STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2022

to

31 Oct 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

1/25 ROSS STREET FERNTREE GULLY VIC 3156	\$690,000	13-Jul-23
1/98 ADELE AVENUE FERNTREE GULLY VIC 3156	\$655,000	11-May-23
2/412 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$640,000	17-Jun-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: 08 November 2023



1/25 ROSS STREET FERNTREE GULLY VIC 3156

3 1 2

Sold Price

\$690,000

Sold Date

13-Jul-23

Distance

0.25km



1/98 ADELE AVENUE FERNTREE GULLY VIC 3156

3 1 1

Sold Price

\$655,000

Sold Date

11-May-23

Distance

0.47km



2/412 SCORESBY ROAD FERNTREE GULLY VIC 3156

3 1 1

Sold Price

\$640,000

Sold Date

17-Jun-23

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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