

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

1/80 Edina 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2021

to

28 Feb 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

2/19 Orna Street Ferntree Gully VIC 3156	\$615,000	17-Dec-21
4/183 Dorset Road Boronia VIC 3155	\$595,000	01-Mar-22
2/47 Commercial Road Ferntree Gully VIC 3156	\$642,500	31-Jan-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 March 2022



2/19 Orna Street Ferntree Gully VIC 3156

Sold Price

\$615,000

Sold Date

17-Dec-21

2

1

1

Distance

0.75km



4/183 Dorset Road Boronia VIC 3155

Sold Price

^{RS}**\$595,000**

Sold Date

01-Mar-22

2

1

1

Distance

1.19km



2/47 Commercial Road Ferntree Gully VIC 3156

Sold Price

^{RS}**\$642,500**

Sold Date

31-Jan-22

2

1

1

Distance

0.71km

RS = Recent sale UN = Undisclosed Sale

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