

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

23 ST ELMO AVENUE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Aug 2022

to

31 Jul 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

1A GIRDWOOD ROAD BORONIA VIC 3155	\$1,123,000	21-Jun-23
47 HANSEN ROAD BORONIA VIC 3155	\$1,160,000	13-May-23
5 OPIE STREET FERNTREE GULLY VIC 3156	\$1,201,000	09-Apr-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: 28 August 2023



1A GIRDWOOD ROAD BORONIA VIC 3155

Sold Price

^{RS}

\$1,123,000

Sold Date

21-Jun-23



5



3



2

Distance

1.91km



47 HANSEN ROAD BORONIA VIC 3155

Sold Price

\$1,160,000

Sold Date

13-May-23



4



3



2

Distance

1.22km



5 OPIE STREET FERNTREE GULLY VIC 3156

Sold Price

\$1,201,000

Sold Date

09-Apr-23



4



2



4

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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