

## 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

3/70 FRANCIS CRESCENT FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/1137 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	\$700,000	23-Nov-24
2C CONWAY COURT BORONIA VIC 3155	-	17-Mar-25

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: 27 March 2025



**1/1137 BURWOOD HIGHWAY  
FERNTREE GULLY VIC 3156**

3 2 2

Sold Price **\$700,000** Sold Date **23-Nov-24**

Distance **1.66km**



**2C CONWAY COURT BORONIA VIC 3155**

3 2 2

Sold Price **RS - UN** Sold Date **17-Mar-25**

Distance **1.97km**

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

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