

## 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

8 DORSET 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$873,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Mar 2022

to

28 Feb 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

|  |           |           |
|--|-----------|-----------|
| 27 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156 | \$655,000 | 23-Nov-22 |
| 29 GLENFERN ROAD FERNTREE GULLY VIC 3156       | \$700,000 | 20-Jan-23 |
| 33 NATHAN STREET FERNTREE GULLY VIC 3156       | \$710,000 | 16-Mar-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: 22 March 2023



## 27 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156

3 1 1

Sold Price **\$655,000** Sold Date **23-Nov-22**

Distance **0.77km**

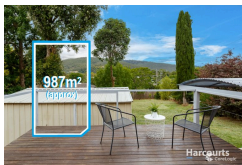


## 29 GLENFERN ROAD FERNTREE GULLY VIC 3156

3 1 2

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **20-Jan-23**

Distance **0.94km**



## 33 NATHAN STREET FERNTREE GULLY VIC 3156

3 1 1

Sold Price <sup>RS</sup> **\$710,000** Sold Date **16-Mar-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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