

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

6 LENHAM CLOSE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 AUSTIN STREET FERNTREE GULLY VIC 3156	\$790,000	04-Sep-24
17 GABRIELLE COURT FERNTREE GULLY VIC 3156	\$820,000	12-Nov-24
37 ASHTON ROAD FERNTREE GULLY VIC 3156	\$852,000	24-Sep-24

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: 20 November 2024


**3 AUSTIN STREET FERNTREE
GULLY VIC 3156**
 3  2  4

Sold Price **\$790,000** Sold Date **04-Sep-24**

Distance **1.98km**

**17 GABRIELLE COURT FERNTREE
GULLY VIC 3156**
 3  2  2

Sold Price ^{RS} **\$820,000** Sold Date **12-Nov-24**

Distance **1.58km**

**37 ASHTON ROAD FERNTREE
GULLY VIC 3156**
 3  2  2

Sold Price ^{RS} **\$852,000** Sold Date **24-Sep-24**

Distance **1.05km**
RS = Recent sale

UN = Undisclosed Sale

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