

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

4 COCKERELL STREET 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Feb 2024

to

31 Jan 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

5 RENWICK ROAD FERNTREE GULLY VIC 3156	\$775,000	21-Sep-24
3 AUSTIN STREET FERNTREE GULLY VIC 3156	\$790,000	04-Sep-24
52 DORSET ROAD FERNTREE GULLY VIC 3156	\$791,000	23-Nov-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: 03 February 2025



**5 RENWICK ROAD FERNTREE
GULLY VIC 3156**

3 1 2

Sold Price **\$775,000** Sold Date **21-Sep-24**

Distance **0.85km**



**3 AUSTIN STREET FERNTREE
GULLY VIC 3156**

3 2 4

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

Distance **1.69km**



**52 DORSET ROAD FERNTREE
GULLY VIC 3156**

3 1 2

Sold Price **\$791,000** Sold Date **23-Nov-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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