

## 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

6/10 LORDING STREET 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

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

1/19 DOYSAL AVENUE FERNTREE GULLY VIC 3156	\$603,000	04-Sep-24
17/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$603,000	29-Nov-24
4/2 ALVINA STREET FERNTREE GULLY VIC 3156	\$591,000	18-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: 10 February 2025



**1/19 DOYSAL AVENUE FERNTREE  
GULLY VIC 3156**

2 1 1

Sold Price

**\$603,000**

Sold Date **04-Sep-24**

Distance **0.09km**



**17/152 UNDERWOOD ROAD  
FERNTREE GULLY VIC 3156**

2 1 1

Sold Price

Sold Date **29-Nov-24**

Distance **0.43km**



**4/2 ALVINA STREET FERNTREE  
GULLY VIC 3156**

2 1 1

Sold Price

**\$591,000**

Sold Date **18-Sep-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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