

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 Stockton Avenue 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jan 2019

to

31 Dec 2019

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

7 Barton Avenue Ferntree Gully VIC 3156	\$928,000	12-Oct-19
36 Clematis Avenue Ferntree Gully VIC 3156	\$910,000	20-Nov-19
14 Winwood Drive Ferntree Gully VIC 3156	\$810,000	30-Nov-19

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: 13 January 2020

	7 Barton Avenue Ferntree Gully VIC 3156	Sold Price	\$928,000	Sold Date	12-Oct-19
	 4  2  2			Distance	0.29km
	36 Clematis Avenue Ferntree Gully VIC 3156	Sold Price	\$910,000	Sold Date	20-Nov-19
	 5  2  1			Distance	0.69km
	14 Winwood Drive Ferntree Gully VIC 3156	Sold Price	^{RS} \$810,000	Sold Date	30-Nov-19
	 4  2  4			Distance	0.99km

RS = Recent sale

UN = Undisclosed Sale

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