

## 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

3/7 OAKLANDS AVENUE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/1-3 WESTLEY STREET FERNTREE GULLY VIC 3156	\$700,000	07-May-22
2/42 COMMERCIAL ROAD FERNTREE GULLY VIC 3156	\$722,000	23-Jul-22
2/25 CONN STREET FERNTREE GULLY VIC 3156	\$720,000	28-May-22

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: 30 September 2022



2/1-3 WESTLEY STREET FERNTREE GULLY VIC 3156

Sold Price

\$700,000

Sold Date

07-May-22

3

2

1

Distance

0.29km



2/42 COMMERCIAL ROAD FERNTREE GULLY VIC 3156

Sold Price

\$722,000

Sold Date

23-Jul-22

3

2

1

Distance

0.31km



2/25 CONN STREET FERNTREE GULLY VIC 3156

Sold Price

\$720,000

Sold Date

28-May-22

3

2

1

Distance

0.44km

RS = Recent sale      UN = Undisclosed Sale

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