

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 RIPARIAN WAY 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

Land

Suburb

Ferntree Gully

Period-from

01 Oct 2022

to

30 Sep 2023

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 MOUNTAIN ASH COURT UPPER FERNTREE GULLY VIC 3156	\$960,000	13-Sep-23
10 STOCKDALE CLOSE FERNTREE GULLY VIC 3156	\$1,038,000	29-Jul-23

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 October 2023



**2 MOUNTAIN ASH COURT UPPER
FERNTREE GULLY VIC 3156**

 3  2  2

Sold Price

^{RS} **\$960,000**

Sold Date

13-Sep-23

Distance

0.73km



**10 STOCKDALE CLOSE FERNTREE
GULLY VIC 3156**

 3  2  2

Sold Price

\$1,038,000

Sold Date

29-Jul-23

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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