

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

94 FOREST ROAD 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

\$779,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2021

to

31 Oct 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

58 ALEXANDER CRESCENT FERNTREE GULLY VIC 3156	\$770,000	06-Sep-22
149 FOREST ROAD BORONIA VIC 3155	\$812,500	09-Jun-22
26 LYNN DRIVE FERNTREE GULLY VIC 3156	\$760,000	30-Sep-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: 02 November 2022



**58 ALEXANDER CRESCENT
FERNTREE GULLY VIC 3156**

 3  1  2

Sold Price

^{RS}

\$770,000

Sold Date

06-Sep-22

Distance

0.4km



**149 FOREST ROAD BORONIA VIC
3155**

 3  1  1

Sold Price

\$812,500

Sold Date

09-Jun-22

Distance

0.94km



**26 LYNN DRIVE FERNTREE GULLY
VIC 3156**

 3  1  2

Sold Price

^{RS}

\$760,000

Sold Date

30-Sep-22

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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