

## 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

3/6 Myrtle Crescent 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2018

to

31 Oct 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

3/21 The Glen Ferntree Gully VIC 3156	\$500,000	12-Jun-19
4/10 Veronica Street Ferntree Gully VIC 3156	\$438,000	23-Oct-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: 27 November 2019



**3/21 The Glen Ferntree Gully VIC 3156**

Sold Price

**\$500,000**

Sold Date

**12-Jun-19**

2

1

1

Distance

**0.22km**



**4/10 Veronica Street Ferntree Gully VIC 3156**

Sold Price

<sup>RS</sup> **\$438,000**

Sold Date

**23-Oct-19**

2

1

1

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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