

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

9 LYDFORD 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

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Apr 2022

to

31 Mar 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

32 AUBREY GROVE BORONIA VIC 3155	\$817,500	05-Apr-23
7 ROSS STREET FERNTREE GULLY VIC 3156	\$835,000	05-Nov-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: 19 April 2023



32 AUBREY GROVE BORONIA VIC 3155

Sold Price

^{RS} **\$817,500** Sold Date **05-Apr-23**

 5  1  -

Distance **1.79km**



7 ROSS STREET FERNTREE GULLY VIC 3156

Sold Price

\$835,000 Sold Date **05-Nov-22**

 4  2  2

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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