

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

2/45 COMMERCIAL 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 May 2023

to

30 Apr 2024

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

2/3 ALFRED STREET BORONIA VIC 3155	\$601,000	10-Mar-24
4/421 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$620,000	28-Dec-23
13/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$635,000	16-Jan-24

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: 15 May 2024



2/3 ALFRED STREET BORONIA VIC 3155

Sold Price

\$601,000

Sold Date

10-Mar-24

2

1

1

Distance

1.62km



4/421 SCORESBY ROAD FERNTREE GULLY VIC 3156

Sold Price

\$620,000

Sold Date

28-Dec-23

2

1

1

Distance

1.85km



**13/152 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

Sold Price

\$635,000

Sold Date

16-Jan-24

2

1

1

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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