

## 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

1/6 Elton Road 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/45 King Parade Knoxfield VIC 3180	\$615,000	24-Jun-20
7/769 Burwood Highway Ferntree Gully VIC 3156	\$620,000	28-Sep-20
5 Conn Street Ferntree Gully VIC 3156	\$635,000	08-Oct-20

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: 20 October 2020



### 1/45 King Parade Knoxfield VIC 3180

3 2 2

Sold Price

**\$615,000**

Sold Date **24-Jun-20**

Distance **1.41km**



### 7/769 Burwood Highway Ferntree Gully VIC 3156

3 2 2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **28-Sep-20**

Distance **0.81km**



### 5 Conn Street Ferntree Gully VIC 3156

3 2 1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **08-Oct-20**

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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