

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

68 PARK BOULEVARD 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jan 2022

to

31 Dec 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

8 PIPER ROAD FERNTREE GULLY VIC 3156	\$797,000	20-Aug-22
52 HERBERT STREET BORONIA VIC 3155	\$765,000	01-Oct-22
80 FARNHAM ROAD BAYSWATER VIC 3153	\$752,000	04-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: 18 January 2023



8 PIPER ROAD FERNTREE GULLY VIC 3156

Sold Price

\$797,000

Sold Date

20-Aug-22

3

2

2

Distance

1.43km

52 HERBERT STREET BORONIA VIC 3155

Sold Price

\$765,000

Sold Date

01-Oct-22

3

2

3

Distance

1.62km

80 FARNHAM ROAD BAYSWATER VIC 3153

Sold Price

\$752,000

Sold Date

04-Nov-22

3

2

-

Distance

2km

RS = Recent sale UN = Undisclosed Sale

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