

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

17 Orna Street, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$765,000

&

\$805,000

Median sale price

Median price

\$783,500

Property Type

House

Suburb

Ferntree Gully

Period - From

01/10/2020

to

31/12/2020

Source

REIV

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 six 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	77 Adele Av FERNTREE GULLY 3156	\$795,000	17/10/2020
2	41 Dairy La FERNTREE GULLY 3156	\$788,000	07/02/2021
3	9 Benbow Cr BORONIA 3155	\$775,600	27/02/2021

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 six months.~~

This Statement of Information was prepared on:

23/03/2021 13:55

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Indicative Selling Price
\$765,000 - \$805,000
Median House Price
December quarter 2020: \$783,500



Property Type: House (Previously Occupied - Detached)
Land Size: 741 sqm approx
Agent Comments

Comparable Properties



77 Adele Av FERNTREE GULLY 3156 (VG)

Agent Comments



Price: \$795,000
Method: Sale
Date: 17/10/2020
Property Type: House (Res)
Land Size: 732 sqm approx

41 Dairy La FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$788,000
Method: Sold Before Auction
Date: 07/02/2021
Property Type: House (Res)



9 Benbow Cr BORONIA 3155 (REI)

Agent Comments



Price: \$775,600
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 827 sqm approx