

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

1/9 Doysal Avenue 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,800

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2019

to

31 Oct 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

3/44 Pine Crescent Boronia VIC 3155	\$510,000	27-Jul-20
1/3 Tulip Crescent Boronia VIC 3155	\$530,000	06-Nov-20
1/2 Wadi Street Boronia VIC 3155	\$550,000	19-Sep-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: 16 November 2020



3/44 Pine Crescent Boronia VIC 3155

Sold Price

^{RS} **\$510,000**

Sold Date

27-Jul-20

 2

 1

 1

Distance

1.36km



1/3 Tulip Crescent Boronia VIC 3155

Sold Price

^{RS} **\$530,000**

Sold Date

06-Nov-20

 2

 1

 1

Distance

1.97km



1/2 Wadi Street Boronia VIC 3155

Sold Price

^{RS} **\$550,000**

Sold Date

19-Sep-20

 2

 1

 1

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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