

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

1/12 ST ELMO 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Feb 2024

to

31 Jan 2025

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

8/10 ST ELMO AVENUE FERNTREE GULLY VIC 3156	\$685,000	21-Sep-24
16/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$666,000	21-Oct-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: 11 February 2025



**8/10 ST ELMO AVENUE FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price

\$685,000

Sold Date

21-Sep-24

Distance

0.05km



**16/152 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

 3  1  1

Sold Price

\$666,000

Sold Date

21-Oct-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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