

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

3/7 OAKLANDS 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

\$780,000

&

\$850,000

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

3/4 WILSON STREET FERNTREE GULLY VIC 3156	\$782,500	02-Sep-24
23C PINE CRESCENT BORONIA VIC 3155	\$821,000	08-Feb-25
2/88 WINDERMERE DRIVE FERNTREE GULLY VIC 3156	\$835,000	16-Nov-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: 21 February 2025

**3/4 WILSON STREET FERNTREE GULLY VIC 3156**

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Sold Price

\$782,500Sold Date **02-Sep-24**Distance **0.55km****23C PINE CRESCENT BORONIA VIC 3155**

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Sold Price

^{RS} **\$821,000**Sold Date **08-Feb-25**Distance **1.78km****2/88 WINDERMERE DRIVE FERNTREE GULLY VIC 3156**

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Sold Price

^{RS} **\$835,000** ^{UN}Sold Date **16-Nov-24**Distance **1.72km****RS** = Recent sale**UN** = Undisclosed Sale

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