

## 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

3/4 WILSON STREET FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$779,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/4 WILSON STREET FERNTREE GULLY VIC 3156	\$765,000	01-Jun-24
1/4 WILSON STREET FERNTREE GULLY VIC 3156	\$792,000	01-Jun-24
4/4 WILSON STREET FERNTREE GULLY VIC 3156	\$770,000	12-Aug-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: 20 August 2024



**2/4 WILSON STREET FERNTREE  
GULLY VIC 3156**

3 2 2

Sold Price

<sup>RS</sup>

**\$765,000**

Sold Date

**01-Jun-24**

Distance

**0.01km**



**1/4 WILSON STREET FERNTREE  
GULLY VIC 3156**

3 2 2

Sold Price

<sup>RS</sup>

**\$792,000**

Sold Date

**01-Jun-24**

Distance

**0.02km**



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

3 2 2

Sold Price

<sup>RS</sup>

**\$770,000**

<sup>UN</sup>

Sold Date

**12-Aug-24**

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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