



STATEMENT OF INFORMATION

1/3 SIMPSON ROAD, FERNTREE GULLY
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

1/3 SIMPSON ROAD 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2021

to

30 Sep 2022

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

379 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$770,000	02-Aug-22
48 LIGHTWOOD DRIVE FERNTREE GULLY VIC 3156	\$810,000	07-Jul-22
5 MANNA COURT FERNTREE GULLY VIC 3156	\$771,000	23-Jul-22

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: 04 October 2022



**379 SCORESBY ROAD FERNTREE
GULLY VIC 3156**

Sold Price **\$770,000** Sold Date **02-Aug-22**

3
 2
 1

Distance **1.95km**



**48 LIGHTWOOD DRIVE FERNTREE
GULLY VIC 3156**

Sold Price **\$810,000** Sold Date **07-Jul-22**

3
 2
 1

Distance **1.22km**



**5 MANNA COURT FERNTREE
GULLY VIC 3156**

Sold Price **\$771,000** Sold Date **23-Jul-22**

3
 2
 2

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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