

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

8/6 CLEMATIS 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 May 2022

to

30 Apr 2023

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

1/25 LANE ROAD FERNTREE GULLY VIC 3156	\$532,000	26-Feb-23
15/30A FOREST ROAD FERNTREE GULLY VIC 3156	\$550,000	20-Jan-23
7/33 EDINA ROAD FERNTREE GULLY VIC 3156	\$555,000	10-Nov-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: 03 May 2023



1/25 LANE ROAD FERNTREE GULLY VIC 3156

 2
  1
  1

Sold Price

\$532,000

Sold Date

26-Feb-23

Distance

1km


15/30A FOREST ROAD FERNTREE GULLY VIC 3156

 2
  1
  1

Sold Price

\$550,000

Sold Date

20-Jan-23

Distance

0.3km


7/33 EDINA ROAD FERNTREE GULLY VIC 3156

 2
  1
  1

Sold Price

\$555,000

Sold Date

10-Nov-22

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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