

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 44 Kingston Street, Ferntree Gully, VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$915,000

Median sale price

Median price \$873,000 Property Type House Suburb Ferntree Gully (3156)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
26 WATTLETREE ROAD, FERNTREE GULLY VIC 3156	\$920,000	10/12/2022
12 RICHBOROUGH GROVE, FERNTREE GULLY VIC 3156	\$915,000	19/11/2022
14 TWIN COURT, FERNTREE GULLY VIC 3156	\$895,000	27/10/2022

This Statement of Information was prepared on: 25/01/2023