

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

3/29 Hutton 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

\$510,000

&

\$561,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,800

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/2 Wadi Street Boronia VIC 3155	\$550,000	20-Sep-20
2/11 The Avenue Ferntree Gully VIC 3156	\$545,000	19-Oct-20
2/6 Akron Street Ferntree Gully VIC 3156	\$545,000	17-Jul-20

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: 08 December 2020


1/2 Wadi Street Boronia VIC 3155

Sold Price

\$550,000

Sold Date **20-Sep-20**
 2

 1

 1

Distance

1.2km

2/11 The Avenue Ferntree Gully VIC 3156

Sold Price

^{RS} **\$545,000** ^{UN}

Sold Date **19-Oct-20**
 2

 1

 1

Distance

1.32km

2/6 Akron Street Ferntree Gully VIC 3156

Sold Price

\$545,000

Sold Date **17-Jul-20**
 2

 1

 1

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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