

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

1/93 Burke 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2019

to

31 Jul 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

2/751 Burwood Highway Ferntree Gully VIC 3156	\$692,000	02-Mar-20
1/751 Burwood Highway Ferntree Gully VIC 3156	\$645,000	16-Mar-20
3/35 Dobson Street Ferntree Gully VIC 3156	\$680,000	14-Mar-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: 13 August 2020



2/751 Burwood Highway Ferntree Gully VIC 3156

 3  2  2

Sold Price **\$692,000** Sold Date **02-Mar-20**

Distance **0.85km**



1/751 Burwood Highway Ferntree Gully VIC 3156

 3  1  1

Sold Price **\$645,000** Sold Date **16-Mar-20**

Distance **0.86km**



3/35 Dobson Street Ferntree Gully VIC 3156

 3  1  2

Sold Price **\$680,000** Sold Date **14-Mar-20**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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