Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/4 The Crescent, Ferntree Gully Vic 3156
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$540,000	&	\$580,000
Trange between	ψ5+0,000	α	Ψ300,000

Median sale price

Median price	\$696,000	Pro	perty Type	Jnit]	Suburb	Ferntree Gully
Period - From	01/10/2021	to	31/12/2021	Se	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

		1 1100	Date of Sale
1	1/5 The Glade FERNTREE GULLY 3156	\$639,000	23/12/2021
2	6/10 St Elmo Av FERNTREE GULLY 3156	\$630,000	24/09/2021
3	1/186 Dorset Rd BORONIA 3155	\$590,000	08/02/2022

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 six months.

This Statement of Information was prepared on:	23/03/2022 16:44



Date of sale







Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$540,000 - \$580,000 **Median Unit Price**

December quarter 2021: \$696,000

Comparable Properties



1/5 The Glade FERNTREE GULLY 3156 (REI/VG)

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Price: \$639,000 Method: Private Sale Date: 23/12/2021 Property Type: Unit Land Size: 229 sqm approx **Agent Comments**

6/10 St Elmo Av FERNTREE GULLY 3156 (VG) Agent Comments

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Price: \$630,000 Method: Sale Date: 24/09/2021

Property Type: Flat/Unit/Apartment (Res)

1/186 Dorset Rd BORONIA 3155 (REI)





Price: \$590,000 Method: Private Sale Date: 08/02/2022 Rooms: 5

Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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