

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

3/4 The Crescent, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$696,000

Property Type

Unit

Suburb

Ferntree Gully

Period - From

01/10/2021

to

31/12/2021

Source

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	Price	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



3 1 1

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)

Agent Comments

3 1 1

Price: \$639,000

Method: Private Sale

Date: 23/12/2021

Property Type: Unit

Land Size: 229 sqm approx

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

Agent Comments

3 - -

Price: \$630,000

Method: Sale

Date: 24/09/2021

Property Type: Flat/Unit/Apartment (Res)



1/186 Dorset Rd BORONIA 3155 (REI)

Agent Comments

3 1 2

Price: \$590,000

Method: Private Sale

Date: 08/02/2022

Rooms: 5

Property Type: Unit

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