

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

63 EDINA 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

or range
between

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2022

to

31 Aug 2023

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

15 UNAVALA CRESCENT BORONIA VIC 3155	\$820,000	14-May-23
5 AGORA BOULEVARD FERNTREE GULLY VIC 3156	\$855,000	06-Apr-23
4 WATTLETREE ROAD FERNTREE GULLY VIC 3156	\$870,000	03-Jun-23

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: 28 September 2023



15 UNAVALA CRESCENT BORONIA VIC 3155

Sold Price

\$820,000

Sold Date

14-May-23


3



3



4

Distance

1.99km


5 AGORA BOULEVARD FERNTREE GULLY VIC 3156

Sold Price

\$855,000

Sold Date

06-Apr-23


3



1



2

Distance

0.47km


4 WATTLETREE ROAD FERNTREE GULLY VIC 3156

Sold Price

\$870,000

Sold Date

03-Jun-23


4



2



1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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