

## 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

2/1786 FERNTREE GULLY ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/69 HELEN ROAD FERNTREE GULLY VIC 3156	\$643,500	14-Jan-24
4/2E GEORGE STREET FERNTREE GULLY VIC 3156	\$680,000	30-Nov-23
33A LYDFORD ROAD FERNTREE GULLY VIC 3156	\$680,000	28-Oct-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: 19 March 2024


**1/69 HELEN ROAD FERNTREE  
GULLY VIC 3156**
 3  1  2

Sold Price

**\$643,500**

Sold Date

**14-Jan-24**

Distance

**1.19km**

**4/2E GEORGE STREET FERNTREE  
GULLY VIC 3156**
 3  2  2

Sold Price

**\$680,000**

Sold Date

**30-Nov-23**

Distance

**1.61km**

**33A LYDFORD ROAD FERNTREE  
GULLY VIC 3156**
 3  1  1

Sold Price

Sold Date

**28-Oct-23**

Distance

**0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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