

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

3/15 BOWEN STREET 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2023

to

31 Jul 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

1/40 DOYSAL AVENUE FERNTREE GULLY VIC 3156	\$585,000	06-Mar-24
5/30A FOREST ROAD FERNTREE GULLY VIC 3156	\$615,000	25-Jun-24
1/19 PRINCE STREET FERNTREE GULLY VIC 3156	\$599,000	27-Apr-24

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: 20 August 2024



1/40 DOYSAL AVENUE FERNTREE GULLY VIC 3156

Sold Price

\$585,000

Sold Date

06-Mar-24

2

1

1

Distance

0.33km



5/30A FOREST ROAD FERNTREE GULLY VIC 3156

Sold Price

^{RS}\$615,000

Sold Date

25-Jun-24

2

1

1

Distance

0.64km



1/19 PRINCE STREET FERNTREE GULLY VIC 3156

Sold Price

\$599,000

Sold Date

27-Apr-24

2

1

1

Distance

0.84km

RS = Recent sale UN = Undisclosed Sale

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