

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

1/31 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,875

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2019

to

31 May 2020

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

5/3 Simpson Road Ferntree Gully VIC 3156	\$565,000	01-Apr-20
1/14 The Glen Ferntree Gully VIC 3156	\$537,000	31-Mar-20
2/22 Albert Avenue Boronia VIC 3155	\$555,000	23-Mar-20

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: 15 June 2020



5/3 Simpson Road Ferntree Gully VIC 3156

 2  1  1

Sold Price

\$565,000

Sold Date

01-Apr-20

Distance

0.38km



1/14 The Glen Ferntree Gully VIC 3156

 2  1  1

Sold Price

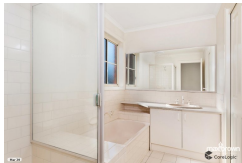
\$537,000

Sold Date

31-Mar-20

Distance

1.78km



2/22 Albert Avenue Boronia VIC 3155

 2  1  1

Sold Price

\$555,000

Sold Date

23-Mar-20

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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