

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

16/152 UNDERWOOD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2023

to

30 Sep 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

4/34 PARK CRESCENT BORONIA VIC 3155	\$606,000	29-Jun-24
1/18 HAZELWOOD ROAD BORONIA VIC 3155	\$640,000	08-Jul-24
6/7 HILLCREST AVENUE FERNTREE GULLY VIC 3156	\$660,000	20-Jul-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: 09 October 2024


**4/34 PARK CRESCENT BORONIA
VIC 3155**

Sold Price

\$606,000

Sold Date

29-Jun-24
 3
 1
 1

Distance

1.79km

**1/18 HAZELWOOD ROAD BORONIA
VIC 3155**

Sold Price

\$640,000

Sold Date

08-Jul-24
 3
 2
 1

Distance

1.55km

**6/7 HILLCREST AVENUE
FERNTREE GULLY VIC 3156**

Sold Price

\$660,000

Sold Date

20-Jul-24
 3
 1
 2

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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