

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

5/32 Hutton Avenue 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2020

to

30 Jun 2021

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 Williamson Road Ferntree Gully VIC 3156	\$546,000	01-Mar-21
17/3-5 Milton Street Ferntree Gully VIC 3156	\$565,000	22-Apr-21
2/24 Flower Street Ferntree Gully VIC 3156	\$570,000	07-Jul-21

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 July 2021



5/3 Williamson Road Ferntree Gully VIC 3156

Sold Price **\$546,000** Sold Date **01-Mar-21**

 2  1  2

Distance **0.62km**



17/3-5 Milton Street Ferntree Gully VIC 3156

Sold Price **\$565,000** Sold Date **22-Apr-21**

 3  2  2

Distance **1.74km**



2/24 Flower Street Ferntree Gully VIC 3156

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **07-Jul-21**

 2  1  1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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