

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

6B Wrexham Road, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$950,000

Median sale price

Median price

\$766,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/01/2020

to

31/12/2020

Source

REIV

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 six 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	42 Bond St FERNTREE GULLY 3156	\$881,000	20/10/2020
2	1/10 Pinnacle Av FERNTREE GULLY 3156	\$860,000	20/02/2021
3	10 Nectar Mews KNOXFIELD 3180	\$750,000	23/01/2021

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 six months.~~

This Statement of Information was prepared on:

24/02/2021 10:55

6B Wrexham Road, Ferntree Gully Vic 3156



Christopher Clerke

03 9725 0000

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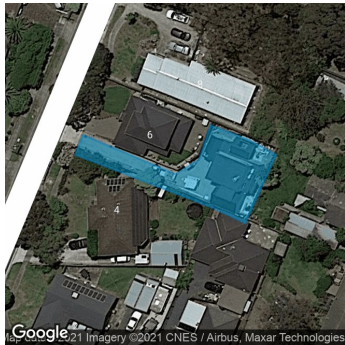
chrisclerke@methven.com.au

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

Year ending December 2020: \$766,000



Property Type:

Agent Comments

Comparable Properties



42 Bond St FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$881,000

Method: Private Sale

Date: 20/10/2020

Property Type: House

Land Size: 510 sqm approx



1/10 Pinnacle Av FERNTREE GULLY 3156 (REI)

Agent Comments



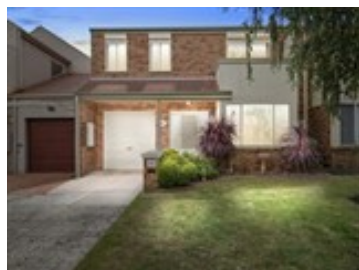
Price: \$860,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)

Land Size: 368 sqm approx



10 Nectar Mews KNOXFIELD 3180 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 23/01/2021

Property Type: Unit

Land Size: 180 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.