

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

2/9 ELTON 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

\$680,000

&

\$748,000

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

2/9 DOBSON STREET FERNTREE GULLY VIC 3156	750000	17-Jul-24
1/4 WILSON STREET FERNTREE GULLY VIC 3156	792000	01-Jun-24
2/48 ADELE AVENUE FERNTREE GULLY VIC 3156	770000	01-May-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: 23 August 2024



2/9 DOBSON STREET FERNTREE GULLY VIC 3156

3 2 2

Sold Price

^{RS} **750000**

Sold Date

17-Jul-24

Distance

1.16km



1/4 WILSON STREET FERNTREE GULLY VIC 3156

3 2 2

Sold Price

^{RS} **792000**

Sold Date

01-Jun-24

Distance

1.41km



2/48 ADELE AVENUE FERNTREE GULLY VIC 3156

3 2 2

Sold Price

^{RS} **770000**

Sold Date

01-May-24

Distance

0.37km

RS = Recent sale **UN** = Undisclosed Sale

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