

## 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

1/103 FOREST ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2021

to

30 Sep 2022

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

4/28 BARTON AVENUE FERNTREE GULLY VIC 3156	\$565,000	14-Apr-22
9/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$597,000	21-Sep-22
8/26 STATION STREET FERNTREE GULLY VIC 3156	\$605,000	20-May-22

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: 04 October 2022



## 4/28 BARTON AVENUE FERNTREE GULLY VIC 3156

Sold Price

**\$565,000**

Sold Date

**14-Apr-22**

2

1

1

Distance

**1km**



## 9/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156

Sold Price

<sup>RS</sup> **\$597,000**

Sold Date

**21-Sep-22**

2

1

1

Distance

**0.57km**



## 8/26 STATION STREET FERNTREE GULLY VIC 3156

Sold Price

**\$605,000**

Sold Date

**20-May-22**

2

1

1

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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