

# 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 95 Burke 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)

Range between \$740,000 & \$814,000

### Median sale price

Median price \$875,000 Property Type House Suburb Ferntree Gully

Period - From 13/01/2024 to 12/01/2025 Source Property Data

### 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	52 Dorset Rd FERNTREE GULLY 3156	\$791,000	02/12/2024
2	14 Conn St FERNTREE GULLY 3156	\$785,000	12/10/2024
3	21 Nerissa St FERNTREE GULLY 3156	\$803,500	31/08/2024

**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: 13/01/2025 17:19