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

1/119A UNDERWOOD 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	Price		or range between		\$500,000	&	\$550,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$685,500	Prop	erty type	Unit		Suburb	Ferntree Gully				
Period-from	01 Mar 2023	to	29 Feb 20	024	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	
4/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$485,000	17-Nov-23	
4/12 LORDING STREET FERNTREE GULLY VIC 3156	\$540,000	20-Feb-24	
1/3 BOWEN STREET FERNTREE GULLY VIC 3156	\$555,000	20-Dec-23	

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: 08 March 2024



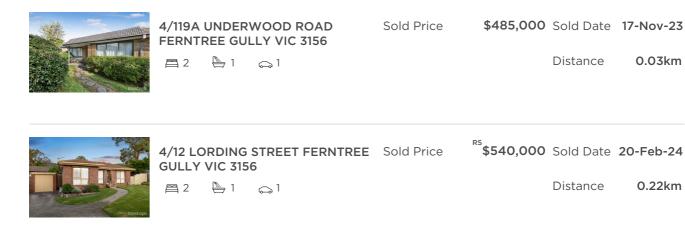
consumer.vic.gov.au



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1/3 BOWEN STREET FERNTREE GULLY VIC 3156			Sold Price	Sold Price \$555,000		20-Dec-23
	1 ال	-			Distance	0.22km

RS = Recent sale UN = Undisclosed Sale

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