

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2023

to

29 Feb 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

|   |           |           |
|---|-----------|-----------|
| 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



4/119A UNDERWOOD ROAD  
FERNTREE GULLY VIC 3156

2 1 1

Sold Price      **\$485,000**   Sold Date   **17-Nov-23**  
  
Distance      **0.03km**



4/12 LORDING STREET FERNTREE  
GULLY VIC 3156

2 1 1

Sold Price      <sup>RS</sup>**\$540,000**   Sold Date   **20-Feb-24**  
  
Distance      **0.22km**



1/3 BOWEN STREET FERNTREE  
GULLY VIC 3156

2 1 -

Sold Price      **\$555,000**   Sold Date   **20-Dec-23**  
  
Distance      **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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