

## 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

40 CLYDE STREET 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2021

to

31 Oct 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

8 CARDWELL COURT FERNTREE GULLY VIC 3156	\$740,000	02-Jul-22
1/2 LYNN DRIVE FERNTREE GULLY VIC 3156	\$750,000	07-Jun-22
2/26 ROSS STREET FERNTREE GULLY VIC 3156	\$800,000	23-Jul-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: 17 November 2022



**8 CARDWELL COURT FERNTREE GULLY VIC 3156**

 3  2  2

Sold Price

**\$740,000**

Sold Date

**02-Jul-22**

Distance

**1.06km**



**1/2 LYNN DRIVE FERNTREE GULLY VIC 3156**

 3  2  2

Sold Price

**\$750,000**

Sold Date

**07-Jun-22**

Distance

**1.07km**



**2/26 ROSS STREET FERNTREE GULLY VIC 3156**

 3  2  2

Sold Price

**\$800,000**

Sold Date

**23-Jul-22**

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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