

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

3B EYTAN STREET 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

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

Other

Suburb

Ferntree Gully

Period-from

01 Jan 2022

to

31 Dec 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

25A BURSARIA AVENUE FERNTREE GULLY VIC 3156	\$892,000	29-Oct-22
9 CALIFORNIA CRESCENT FERNTREE GULLY VIC 3156	\$954,000	30-Nov-22
1/9 OPHELIA STREET FERNTREE GULLY VIC 3156	\$951,000	10-Sep-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: 21 January 2023



**25A BURSARIA AVENUE
 FERNTREE GULLY VIC 3156**

 3  3  2

Sold Price **\$892,000** Sold Date **29-Oct-22**

Distance **0.81km**



**9 CALIFORNIA CRESCENT
 FERNTREE GULLY VIC 3156**

 3  2  2

Sold Price **\$954,000** Sold Date **30-Nov-22**

Distance **0.9km**



**1/9 OPHELIA STREET FERNTREE
 GULLY VIC 3156**

 4  2  1

Sold Price **\$951,000** Sold Date **10-Sep-22**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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