

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

14 Stephanie Close, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price \$766,000

Property Type House

Suburb Ferntree Gully

Period - From 01/01/2020

to 31/12/2020

Source REIV

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	15 Outlook Ct FERNTREE GULLY 3156	\$1,050,000	13/03/2021
2	4 Koolamara Blvd FERNTREE GULLY 3156	\$1,025,000	30/10/2020
3	14 Rowland Ct FERNTREE GULLY 3156	\$870,000	21/10/2020

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:

16/03/2021 13:48



 4  3  3

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending December 2020: \$766,000

Comparable Properties



15 Outlook Ct FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House
Land Size: 787 sqm approx



4 Koolamara Blvd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,025,000
Method: Private Sale
Date: 30/10/2020
Property Type: House
Land Size: 614 sqm approx



14 Rowland Ct FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 4  2  2

Price: \$870,000
Method: Private Sale
Date: 21/10/2020
Property Type: House
Land Size: 668 sqm approx