

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

5/1686 FERNTREE GULLY 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

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2022

to

28 Feb 2023

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

37 WATLING GROVE FERNTREE GULLY VIC 3156	\$773,500	25-Jan-23
2/77 DAVID STREET NORTH KNOXFIELD VIC 3180	\$768,000	14-Oct-22
30 CHERRYTREE RISE KNOXFIELD VIC 3180	\$790,000	21-Jan-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 2023



37 WATLING GROVE FERNTREE GULLY VIC 3156

3 2 2

Sold Price

^{RS}

\$773,500

Sold Date

25-Jan-23

Distance

0.26km



2/77 DAVID STREET NORTH KNOXFIELD VIC 3180

3 2 2

Sold Price

\$768,000

Sold Date

14-Oct-22

Distance

0.94km



30 CHERRYTREE RISE KNOXFIELD VIC 3180

3 2 2

Sold Price

^{RS}

\$790,000

Sold Date

21-Jan-23

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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