

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

2/9 BOWEN 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|---------------------------------------------|-----------|-----------|
| 2/8 VERONICA STREET FERNTREE GULLY VIC 3156 | \$620,000 | 30-Sep-24 |
| 6/10 LORDING STREET FERNTREE GULLY VIC 3156 | \$605,000 | 11-Mar-25 |
| 3/1 VICTORIA STREET FERNTREE GULLY VIC 3156 | \$640,000 | 04-Oct-24 |

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: 14 March 2025



2/8 VERONICA STREET FERNTREE GULLY VIC 3156

Sold Price

\$620,000

Sold Date

30-Sep-24

 2

 1

 1

Distance

0.07km



6/10 LORDING STREET FERNTREE GULLY VIC 3156

Sold Price

^{RS}

\$605,000

Sold Date

11-Mar-25

 2

 1

 1

Distance

0.36km



3/1 VICTORIA STREET FERNTREE GULLY VIC 3156

Sold Price

\$640,000

Sold Date

04-Oct-24

 2

 1

 1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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