

## 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

1/11 BUTLERS ROAD 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2022

to

31 Mar 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

8/12 CLEMATIS AVENUE FERNTREE GULLY VIC 3156	\$510,000	24-Jan-23
15/30A FOREST ROAD FERNTREE GULLY VIC 3156	\$550,000	20-Jan-23
7/33 EDINA ROAD FERNTREE GULLY VIC 3156	\$555,000	10-Nov-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 April 2023



**8/12 CLEMATIS AVENUE  
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price **\$510,000** Sold Date **24-Jan-23**

Distance **0.43km**



**15/30A FOREST ROAD FERNTREE  
GULLY VIC 3156**

 2  1  1

Sold Price **\$550,000** Sold Date **20-Jan-23**

Distance **0.17km**



**7/33 EDINA ROAD FERNTREE  
GULLY VIC 3156**

 2  1  1

Sold Price **\$555,000** Sold Date **10-Nov-22**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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