

## 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

54 Johnson Drive 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

\$820,000

&

\$885,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5 Manuka Drive Ferntree Gully VIC 3156      | \$865,000 | 24-Apr-21 |
| 4 Applegum Crescent Ferntree Gully VIC 3156 | \$890,000 | 19-Jun-21 |
| 24 Linda Crescent Ferntree Gully VIC 3156   | \$828,000 | 17-Jul-21 |

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 September 2021



**5 Manuka Drive Ferntree Gully VIC 3156**

 3  1  2

Sold Price

**\$865,000**

Sold Date

**24-Apr-21**

Distance

**0.35km**



**4 Applegum Crescent Ferntree Gully VIC 3156**

 3  1  1

Sold Price

**\$890,000**

Sold Date

**19-Jun-21**

Distance

**0.82km**



**24 Linda Crescent Ferntree Gully VIC 3156**

 3  1  1

Sold Price

<sup>RS</sup> **\$828,000**

Sold Date

**17-Jul-21**

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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