

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

2/13 The Glen 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

\$534,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Dec 2020

to

30 Nov 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

3/12 Barton Avenue Ferntree Gully VIC 3156	\$550,000	18-Aug-21
2/74 Boronia Road Boronia VIC 3155	\$538,000	07-Aug-21
4/31 Cypress Avenue Boronia VIC 3155	\$536,000	30-Nov-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.~~

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**3/12 Barton Avenue Ferntree Gully
VIC 3156**

2 1 1

Sold Price

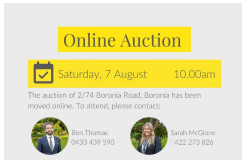
\$550,000

Sold Date

18-Aug-21

Distance

0.18km



**2/74 Boronia Road Boronia VIC
3155**

2 1 1

Sold Price

\$538,000

Sold Date

07-Aug-21

Distance

2.32km



**4/31 Cypress Avenue Boronia VIC
3155**

2 1 1

Sold Price

^{RS}**\$536,000**

Sold Date

30-Nov-21

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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