

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

2/5 Francis Crescent, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$610,000

&

\$671,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Ferntree Gully

Period - From 01/01/2022

to 31/12/2022

Source REIV

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 six 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
1	1/11 Stockton Av FERNTREE GULLY 3156	\$630,000	22/12/2022
2	8/18 Hutton Av FERNTREE GULLY 3156	\$615,000	21/11/2022
3	3/39 Commercial Rd FERNTREE GULLY 3156	\$612,000	09/03/2023

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 six months.~~

This Statement of Information was prepared on:

12/04/2023 17:15



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/11 Stockton Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 22/12/2022

Property Type: Unit

Land Size: 159.70 sqm approx



8/18 Hutton Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments

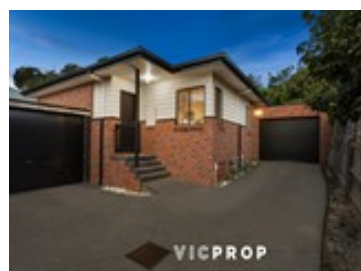


Price: \$615,000

Method: Private Sale

Date: 21/11/2022

Property Type: Unit



3/39 Commercial Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$612,000

Method: Private Sale

Date: 09/03/2023

Property Type: Unit

Land Size: 209 sqm approx