## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$610,000		&		\$671,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Ferntree Gully
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ado	dress 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



2/5 Francis Crescent, Ferntree Gully Vic 3156



darren@hillre.com.au

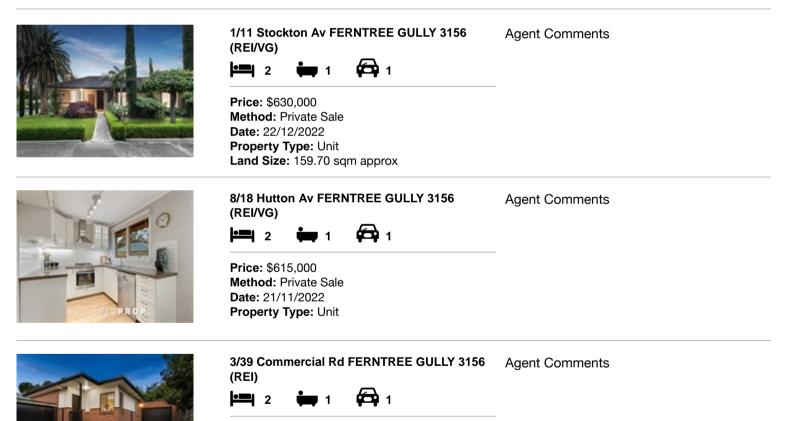
03 9800 0700 0418 787 772



**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$610,000 - \$671,000 Median Unit Price Year ending December 2022: \$680,000

# **Comparable Properties**





#### Account - Hill Real Estate

VICPROP



propertydata

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