

## 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

19 GERALD STREET FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$873,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Mar 2022

to

28 Feb 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

3/21 BOWEN STREET FERNTREE GULLY VIC 3156	\$688,500	18-Mar-23
2B NEWTON STREET FERNTREE GULLY VIC 3156	\$715,000	02-Nov-22
1/39 EDINA ROAD FERNTREE GULLY VIC 3156	\$750,000	09-Feb-23

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: 29 March 2023



**3/21 BOWEN STREET FERNTREE  
GULLY VIC 3156**

 3  2  2

Sold Price

<sup>RS</sup>

**\$688,500**

Sold Date

**18-Mar-23**

Distance

**0.23km**



**2B NEWTON STREET FERNTREE  
GULLY VIC 3156**

 3  2  2

Sold Price

**\$715,000**

Sold Date

**02-Nov-22**

Distance

**1.13km**



**1/39 EDINA ROAD FERNTREE  
GULLY VIC 3156**

 3  2  2

Sold Price

**\$750,000**

Sold Date

**09-Feb-23**

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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