

## 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

2/2 AUSTIN 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/32 CORNHILL STREET FERNTREE GULLY VIC 3156	\$580,000	12-Dec-23
1/19 PRINCE STREET FERNTREE GULLY VIC 3156	\$599,000	27-Apr-24
4/38 LORDING STREET FERNTREE GULLY VIC 3156	\$593,350	16-Nov-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: 30 April 2024

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**2/32 CORNHILL STREET  
FERNTREE GULLY VIC 3156**
 2  1  1

Sold Price

<sup>RS</sup>
**\$580,000**

Sold Date

**12-Dec-23**

Distance

**1.37km**

**1/19 PRINCE STREET FERNTREE  
GULLY VIC 3156**
 2  1  1

Sold Price

<sup>RS</sup>
**\$599,000**

Sold Date

**27-Apr-24**

Distance

**1.29km**

**4/38 LORDING STREET FERNTREE  
GULLY VIC 3156**
 2  1  1

Sold Price

**\$593,350**

Sold Date

**16-Nov-23**

Distance

**1.62km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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