

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 VERONICA STREET 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

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/2 THE CRESCENT FERNTREE GULLY VIC 3156	\$520,000	28-Jan-25
2/28 BARTON AVENUE FERNTREE GULLY VIC 3156	\$535,000	20-Feb-25
3/10 LORDING STREET FERNTREE GULLY VIC 3156	\$545,000	16-Jan-25

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: 06 March 2025


**2/2 THE CRESCENT FERNTREE
GULLY VIC 3156**
 2
  1
  1

Sold Price

^{RS}
\$520,000

Sold Date

28-Jan-25

Distance

0.63km

**2/28 BARTON AVENUE FERNTREE
GULLY VIC 3156**
 2
  1
  2

Sold Price

^{RS}
\$535,000

Sold Date

20-Feb-25

Distance

1.03km

**3/10 LORDING STREET FERNTREE
GULLY VIC 3156**
 2
  1
  1

Sold Price

^{RS}
\$545,000

Sold Date

16-Jan-25

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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