

## 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

14 LEYLAND ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2021

to

31 Aug 2022

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

17 ADELE AVENUE FERNTREE GULLY VIC 3156	\$800,000	04-Jun-22
42 KELVIN DRIVE FERNTREE GULLY VIC 3156	\$795,000	17-May-22
4 KONRAD COURT FERNTREE GULLY VIC 3156	\$790,000	30-May-22

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: 14 September 2022



**17 ADELE AVENUE FERNTREE  
GULLY VIC 3156**

3 1 2

Sold Price **\$800,000** Sold Date **04-Jun-22**

Distance **0.6km**



**42 KELVIN DRIVE FERNTREE  
GULLY VIC 3156**

3 1 2

Sold Price **\$795,000** Sold Date **17-May-22**

Distance **1.23km**



**4 KONRAD COURT FERNTREE  
GULLY VIC 3156**

3 1 3

Sold Price **\$790,000** Sold Date **30-May-22**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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