

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

1/21 HUTTON AVENUE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2021

to

28 Feb 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

3/32 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$625,000	13-Dec-21
3/1A BUCHANAN STREET BORONIA VIC 3155	\$650,000	02-Feb-22
4/183 DORSET ROAD BORONIA VIC 3155	\$595,000	01-Mar-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: 30 March 2022



3/32 HUTTON AVENUE FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

\$625,000

Sold Date

13-Dec-21

Distance

0.12km



3/1A BUCHANAN STREET BORONIA VIC 3155

 2  1  1

Sold Price

\$650,000

Sold Date

02-Feb-22

Distance

0.55km



4/183 DORSET ROAD BORONIA VIC 3155

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date

01-Mar-22

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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