

## 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

11 FUCHSIA 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2022

to

31 Aug 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

8 LEE ANDY COURT FERNTREE GULLY VIC 3156	\$853,000	03-May-23
2A WESTMERE DRIVE BORONIA VIC 3155	\$875,750	15-Mar-23
16 AGORA BOULEVARD FERNTREE GULLY VIC 3156	\$881,000	28-Jun-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: 04 September 2023



**8 LEE ANDY COURT FERNTREE  
GULLY VIC 3156**

4 1 2

Sold Price **\$853,000** Sold Date **03-May-23**

Distance **1.94km**



**2A WESTMERE DRIVE BORONIA  
VIC 3155**

4 2 2

Sold Price **\$875,750** Sold Date **15-Mar-23**

Distance **1.81km**



**16 AGORA BOULEVARD FERNTREE  
GULLY VIC 3156**

4 2 2

Sold Price <sup>RS</sup> **\$881,000** Sold Date **28-Jun-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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