

# 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 17 Myrtle Crescent, 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)

Price Range

\$800,000

&

\$880,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Ferntree Gully (3156)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
23 ALEXANDER CRESCENT, FERNTREE GULLY VIC 3156	\$810,000	15/11/2022
1/17 AUBREY GROVE, BORONIA VIC 3155	\$860,000	18/03/2023
225 FOREST ROAD, BORONIA VIC 3155	\$880,000	14/02/2023

This Statement of Information was prepared on: 29/03/2023