

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

1/8 LITCHFIELD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2021

to

31 Jul 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

3/1 DOROTHY GROVE FERNTREE GULLY VIC 3156	\$672,000	16-Jul-22
2/13 PRINCE STREET FERNTREE GULLY VIC 3156	\$661,000	01-Apr-22
1/50 DORSET ROAD FERNTREE GULLY VIC 3156	\$655,000	13-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: 10 August 2022



**3/1 DOROTHY GROVE FERNTREE
GULLY VIC 3156**

 3  2  1

Sold Price

^{RS}

\$672,000

Sold Date

16-Jul-22

Distance

1.98km



**2/13 PRINCE STREET FERNTREE
GULLY VIC 3156**

 3  1  1

Sold Price

\$661,000

Sold Date

01-Apr-22

Distance

0.97km



**1/50 DORSET ROAD FERNTREE
GULLY VIC 3156**

 3  1  2

Sold Price

\$655,000

Sold Date

13-May-22

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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