

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

955 Burwood Highway 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,500

*House

X

*Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

104 Glenfern Road Ferntree Gully VIC 3156	\$550,000	06-Feb-19
37 Old Belgrave Road Upper Ferntree Gully VIC 3156	\$522,500	09-Mar-19

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 six months.

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Janssen Heung
P 03 9978 7872
M 0411 659 290
E janssen.xiang@fnkew.com.au



**104 Glenfern Road Ferntree Gully
VIC 3156**

 2  1  6

Sold Price

^{RS} **\$550,000**

Sold Date

06-Feb-19

Distance

1.52km



**37 Old Belgrave Road Upper
Ferntree Gully VIC 3156**

 2  1  4

Sold Price

^{RS} **\$522,500**

Sold Date

09-Mar-19

Distance

3.15km

RS = Recent sale

UN = Undisclosed Sale

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