

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

77 Edina Road 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

\$720,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jul 2019

to

30 Jun 2020

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 Eytan Street Ferntree Gully VIC 3156	\$665,000	03-Dec-19
5 Virginia Way Ferntree Gully VIC 3156	\$693,000	12-Jan-20
26 Stephen Road Ferntree Gully VIC 3156	\$640,000	21-Apr-20

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: 01 July 2020



3 Eytan Street Ferntree Gully VIC 3156

3 Beds 1 Bath 0 Car

Sold Price **\$665,000** Sold Date **03-Dec-19**

Distance **0.7km**

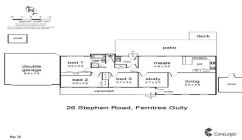


5 Virginia Way Ferntree Gully VIC 3156

3 Beds 1 Bath 1 Car

Sold Price **\$693,000** Sold Date **12-Jan-20**

Distance **0.83km**



26 Stephen Road Ferntree Gully VIC 3156

4 Beds 1 Bath 2 Car

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **21-Apr-20**

Distance **0.58km**



4 Loretto Avenue Ferntree Gully VIC 3156

3 Beds 1 Bath 3 Car

Sold Price **\$688,000** Sold Date **30-Nov-19**

Distance **1.23km**



44 Flower Street Ferntree Gully VIC 3156

2 Beds 1 Bath 1 Car

Sold Price **\$708,000** Sold Date **14-Sep-19**

Distance **0.3km**



8 Akron Street Ferntree Gully VIC 3156

3 Beds 1 Bath 1 Car

Sold Price **\$725,000** Sold Date **21-Jan-20**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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5 Stephen Road Ferntree Gully VIC 3156 Sold Price **\$700,000** Sold Date **08-Feb-20**

 3  1  1

Distance **0.54km**



49 Agora Boulevard Ferntree Gully VIC 3156 Sold Price **\$668,000** Sold Date **05-May-20**

 3  2  1

Distance **0.57km**



32 Gaydon Street Ferntree Gully VIC 3156 Sold Price **\$686,000** Sold Date **15-Feb-20**

 3  1  2

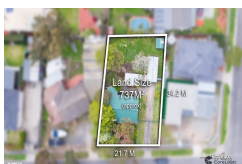
Distance **1.67km**



43 Margot Street Ferntree Gully VIC 3156 Sold Price **\$661,000** Sold Date **12-Nov-19**

 3  1  2

Distance **1.68km**



21 Holme Road Ferntree Gully VIC 3156 Sold Price **\$680,000** Sold Date **30-Oct-19**

 3  1  1

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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