

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

2/11 Lydford 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2018

to

30 Sep 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 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

2/9 Elton Road Ferntree Gully VIC 3156	\$590,000	19-Dec-18
2/37 Adele Avenue Ferntree Gully VIC 3156	\$610,000	14-May-19
3/1832 Ferntree Gully Road Ferntree Gully VIC 3156	\$600,000	31-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 6 months.~~

This Statement of Information was prepared on: 04 October 2019



2/9 Elton Road Ferntree Gully VIC 3156

3 2 1

Sold Price

\$590,000

Sold Date

19-Dec-18

Distance

0.19km



2/37 Adele Avenue Ferntree Gully VIC 3156

3 2 2

Sold Price

\$610,000

Sold Date

14-May-19

Distance

0.21km



3/1832 Ferntree Gully Road Ferntree Gully VIC 3156

3 2 1

Sold Price

\$600,000

Sold Date

31-Mar-19

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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