

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

3/2 KIRBY COURT 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

\$845,000

&

\$929,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,000

Property type

Other

Suburb

Ferntree Gully

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/17 WATTLETREE ROAD FERNTREE GULLY VIC 3156	\$845,000	31-Jul-24
1 AITKEN COURT FERNTREE GULLY VIC 3156	\$920,000	14-Sep-24
3/51 KING PARADE KNOXFIELD VIC 3180	\$929,600	05-Jul-24

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: 13 January 2025



**3/17 WATTLETREE ROAD
FERNTREE GULLY VIC 3156**

3 2 2

Sold Price **\$845,000** Sold Date **31-Jul-24**

Distance **1.23km**



**1 AITKEN COURT FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price **\$920,000** Sold Date **14-Sep-24**

Distance **0.85km**



**3/51 KING PARADE KNOXFIELD
VIC 3180**

3 2 2

Sold Price **\$929,600** Sold Date **05-Jul-24**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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