

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

**RayWhite.**

The background of the entire page is a photograph of a man and a woman in business attire standing in a garden. The woman, on the left, is wearing a black blazer, a black skirt, and a yellow and white striped scarf. She is smiling and holding a small tablet. The man, on the right, is wearing a grey checkered suit and a yellow and white striped tie. He is also smiling and making a peace sign with his right hand. In the foreground, the backs of two people's heads are visible, one on the left and one on the right, suggesting a social gathering. The background is filled with lush green trees and foliage.

# Statement of information

**164 FOREST ROAD, FERNTREE GULLY, VIC 3156**

**PREPARED BY ALAN TRAN, RAY WHITE NOBLE PARK/SPRINGVALE**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

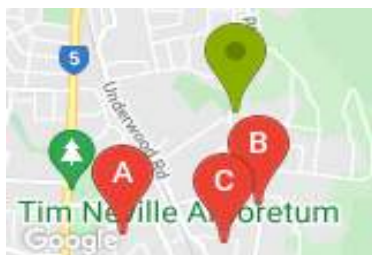
**164 FOREST ROAD, FERNTREE GULLY,**

3
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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$810,000 to \$850,000**

Provided by: Alan Tran , Ray White Noble Park/Springvale

## MEDIAN SALE PRICE

**FERNTREE GULLY, VIC, 3156****Suburb Median Sale Price (House)****\$865,000**

01 January 2021 to 31 December 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**28 ALVINA ST, FERNTREE GULLY, VIC 3156**

3
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**Sale Price****\$800,000**

Sale Date: 28/08/2021

Distance from Property: 1.1km

**99 FOREST RD, FERNTREE GULLY, VIC 3156**

2
 1
 2

**Sale Price****\$817,000**

Sale Date: 21/10/2021

Distance from Property: 678m

**3 GERALD ST, FERNTREE GULLY, VIC 3156**

3
 1
 3

**Sale Price****\*\$850,000**

Sale Date: 20/12/2021

Distance from Property: 939m



This report has been compiled on 22/02/2022 by Ray White Noble Park/Springvale. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

164 FOREST ROAD, FERNTREE GULLY, VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$810,000 to \$850,000

### Median sale price

Median price

\$865,000

Property type

House

Suburb

FERNTREE GULLY

Period

01 January 2021 to 31 December 2021

Source



### Comparable property sales

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

28 ALVINA ST, FERNTREE GULLY, VIC 3156	\$800,000	28/08/2021
99 FOREST RD, FERNTREE GULLY, VIC 3156	\$817,000	21/10/2021
3 GERALD ST, FERNTREE GULLY, VIC 3156	*\$850,000	20/12/2021

This Statement of Information was prepared on:

22/02/2022