

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

2-3/65 COMMERCIAL 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

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/4 CONN STREET FERNTREE GULLY VIC 3156	\$682,500	05-Nov-23
3/8 STIRLING STREET FERNTREE GULLY VIC 3156	\$658,500	07-Oct-23

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: 20 December 2023



**2/4 CONN STREET FERNTREE
GULLY VIC 3156**

 2  2  1

Sold Price

^{RS}

\$682,500

Sold Date

05-Nov-23

Distance

0.36km



**3/8 STIRLING STREET FERNTREE
GULLY VIC 3156**

 2  2  1

Sold Price

^{RS}

\$658,500

Sold Date

07-Oct-23

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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