

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

1/47 Dobson Street, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$795,000

Median sale price

Median price \$692,000

Property Type Townhouse

Suburb Ferntree Gully

Period - From 22/10/2023

to 21/10/2024

Source REIV

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 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
1	31 Watling Gr FERNTREE GULLY 3156	\$810,000	01/06/2024
2	2/32 Helen Rd FERNTREE GULLY 3156	\$840,000	16/05/2024
3	2/74 Gerton Av BORONIA 3155	\$835,000	04/05/2024

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 six months.~~

This Statement of Information was prepared on:

22/10/2024 12:25

1/47 Dobson Street, Ferntree Gully Vic 3156



Ross-Hunt
real estate

Jasmine Li
(03) 9835 1153
0422 753 570

jasminel@rosshunt.com.au

Indicative Selling Price

\$750,000 - \$795,000

Median Townhouse Price

22/10/2023 - 21/10/2024: \$692,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 314 sqm approx

Agent Comments

Comparable Properties



31 Watling Gr FERNTREE GULLY 3156
(REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Single)

Land Size: 283 sqm approx



2/32 Helen Rd FERNTREE GULLY 3156
(REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 16/05/2024

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



2/74 Gertonion Av BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000

Method: Private Sale

Date: 04/05/2024

Property Type: Townhouse (Single)

Land Size: 254 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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