

## 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

3/404 SCORESBY ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2023

to

30 Sep 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

1/114 HARLEY STREET NORTH KNOXFIELD VIC 3180	\$721,000	06-Jul-24
32 GAYDON STREET FERNTREE GULLY VIC 3156	\$690,000	24-Jul-24
9/45 CONN STREET FERNTREE GULLY VIC 3156	\$660,000	18-Oct-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: 23 October 2024



**1/114 HARLEY STREET NORTH  
KNOXFIELD VIC 3180**

 3
  1
  2

Sold Price **\$721,000** Sold Date **06-Jul-24**

Distance **1.16km**



**32 GAYDON STREET FERNTREE  
GULLY VIC 3156**

 3
  1
  1

Sold Price <sup>RS</sup> **\$690,000** Sold Date **24-Jul-24**

Distance **1.31km**



**9/45 CONN STREET FERNTREE  
GULLY VIC 3156**

 3
  1
  1

Sold Price <sup>RS</sup> **\$660,000** Sold Date **18-Oct-24**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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