

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

4 Ferntree 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

\$840,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Mar 2020

to

28 Feb 2021

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 Tunbridge Way Ferntree Gully VIC 3156	\$838,000	27-Nov-20
14 Rowland Court Ferntree Gully VIC 3156	\$870,000	21-Oct-20
38 Greenaway Drive Ferntree Gully VIC 3156	\$885,000	28-Dec-20

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: 03 March 2021



1 Tunbridge Way Ferntree Gully VIC 3156 Sold Price **\$838,000** Sold Date **27-Nov-20**

 4  2  2

Distance **1.07km**



14 Rowland Court Ferntree Gully VIC 3156 Sold Price **\$870,000** Sold Date **21-Oct-20**

 4  2  2

Distance **1.12km**



38 Greenaway Drive Ferntree Gully VIC 3156 Sold Price **\$885,000** Sold Date **28-Dec-20**

 4  2  5

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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