

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

G07/38 STATION STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 May 2023

to

30 Apr 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

206/198B DORSET ROAD BORONIA VIC 3155	\$405,000	14-May-23
5/2 WOODVALE ROAD BORONIA VIC 3155	\$432,000	11-Jul-23
104/1A TULIP CRESCENT BORONIA VIC 3155	\$450,000	31-Jan-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: 07 May 2024



**206/198B DORSET ROAD
BORONIA VIC 3155**

 2
  1
  1

Sold Price **\$405,000** Sold Date **14-May-23**

Distance **2.33km**



**5/2 WOODVALE ROAD BORONIA
VIC 3155**

 2
  1
  1

Sold Price **\$432,000** Sold Date **11-Jul-23**

Distance **2.92km**



**104/1A TULIP CRESCENT BORONIA
VIC 3155**

 2
  1
  1

Sold Price ^{RS} **\$450,000** Sold Date **31-Jan-24**

Distance **2.78km**

RS = Recent sale

UN = Undisclosed Sale

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