

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

18 Natasha Close, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$918,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/04/2021

to

31/03/2022

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	1/45 Bryden Dr FERNTREE GULLY 3156	\$758,000	22/01/2022
2	10a Austin St FERNTREE GULLY 3156	\$736,000	16/02/2022
3	1/29 Harwell Rd FERNTREE GULLY 3156	\$715,000	01/04/2022

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:

28/04/2022 13:59



3 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 305 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending March 2022: \$918,000

Comparable Properties



1/45 Bryden Dr FERNTREE GULLY 3156 (REI) **Agent Comments**

3 2 1

Price: \$758,000
Method: Auction Sale
Date: 22/01/2022
Property Type: Unit
Land Size: 400 sqm approx



10a Austin St FERNTREE GULLY 3156 (REI) **Agent Comments**

3 2 1

Price: \$736,000
Method: Auction Sale
Date: 16/02/2022
Property Type: House (Res)
Land Size: 384 sqm approx



1/29 Harwell Rd FERNTREE GULLY 3156 (REI) **Agent Comments**

3 2 1

Price: \$715,000
Method: Private Sale
Date: 01/04/2022
Property Type: Unit

Account - VICPROP