

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

6 OASIS CLOSE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2022

to

31 Jul 2023

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

6 PATRICK COURT BORONIA VIC 3155	\$1,030,000	07-Jun-23
14 ELTON ROAD FERNTREE GULLY VIC 3156	\$1,060,000	23-Mar-23
56 HELEN ROAD FERNTREE GULLY VIC 3156	\$910,500	01-Apr-23

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: 01 August 2023



6 PATRICK COURT BORONIA VIC 3155

Sold Price

\$1,030,000

Sold Date

07-Jun-23



4



2



2

Distance

1.78km



14 ELTON ROAD FERNTREE GULLY VIC 3156

Sold Price

\$1,060,000

Sold Date

23-Mar-23



4



2



2

Distance

1.46km



56 HELEN ROAD FERNTREE GULLY VIC 3156

Sold Price

\$910,500

Sold Date

01-Apr-23



5



2



2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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