

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

8/18 HUTTON AVENUE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/103 FOREST ROAD FERNTREE GULLY VIC 3156	\$615,000	25-Oct-22
1/2 ALVINA STREET FERNTREE GULLY VIC 3156	\$598,000	24-Aug-22
3/14 THE GLEN FERNTREE GULLY VIC 3156	\$600,000	10-Jun-22

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: 26 October 2022



1/103 FOREST ROAD FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

^{RS}

\$615,000

Sold Date

25-Oct-22

Distance

0.6km



1/2 ALVINA STREET FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

^{RS}

\$598,000

^{UN}

Sold Date

24-Aug-22

Distance

0.9km



3/14 THE GLEN FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

\$600,000

Sold Date

10-Jun-22

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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