

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

4/3 HILLCREST 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2021

to

30 Jun 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

2/21 GABRIELLE COURT FERNTREE GULLY VIC 3156	\$870,000	30-Apr-22
3/3 PINNACLE AVENUE FERNTREE GULLY VIC 3156	\$795,000	14-May-22
2A VELDEN AVENUE FERNTREE GULLY VIC 3156	\$835,000	02-Apr-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: 09 July 2022


**2/21 GABRIELLE COURT
FERNTREE GULLY VIC 3156**
 4  2  2

 Sold Price **\$870,000** Sold Date **30-Apr-22**

 Distance **0.96km**

**3/3 PINNACLE AVENUE FERNTREE
GULLY VIC 3156**
 4  2  2

 Sold Price ^{RS} **\$795,000** Sold Date **14-May-22**

 Distance **1.22km**

**2A VELDEN AVENUE FERNTREE
GULLY VIC 3156**
 3  2  2

 Sold Price **\$835,000** Sold Date **02-Apr-22**

 Distance **0.91km**

**2/15-17 ALVINA STREET FERNTREE
GULLY VIC 3156**
 3  2  2

 Sold Price ^{RS} **\$795,000** Sold Date **15-Jun-22**

 Distance **0.26km**

**1/43 PINE CRESCENT BORONIA
VIC 3155**
 3  2  2

 Sold Price **\$827,000** Sold Date **09-Apr-22**

 Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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