

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

3/39 COMMERCIAL ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Feb 2022

to

31 Jan 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

4/54 CONN STREET FERNTREE GULLY VIC 3156	\$603,000	19-Aug-22
9/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$597,000	07-Sep-22
1/4 VERONICA STREET FERNTREE GULLY VIC 3156	\$590,000	09-Sep-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: 17 February 2023



**4/54 CONN STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price **\$603,000** Sold Date **19-Aug-22**

Distance **0.86km**



**9/152 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price **\$597,000** Sold Date **07-Sep-22**

Distance **1.43km**



**1/4 VERONICA STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price **\$590,000** Sold Date **09-Sep-22**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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