

## 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

5 KNIGHT COURT FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$9,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$896,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Feb 2023

to

31 Jan 2024

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

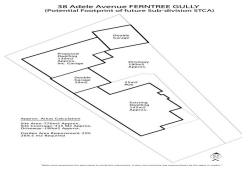
Date of sale

|   |           |           |
|---|-----------|-----------|
| 38 ADELE AVENUE FERNTREE GULLY VIC 3156   | \$957,000 | 25-Nov-23 |
| 20 KELVIN DRIVE FERNTREE GULLY VIC 3156   | \$992,000 | 24-Feb-24 |
| 13 CINEREA AVENUE FERNTREE GULLY VIC 3156 | \$990,000 | 11-Nov-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: 26 February 2024



### 38 ADELE AVENUE FERNTREE GULLY VIC 3156

4 1 2

Sold Price

<sup>RS</sup> \$957,000 Sold Date 25-Nov-23

Distance 1.19km



### 20 KELVIN DRIVE FERNTREE GULLY VIC 3156

5 3 -

Sold Price

<sup>RS</sup> \$992,000 Sold Date 24-Feb-24

Distance 1.87km



### 13 CINEREA AVENUE FERNTREE GULLY VIC 3156

4 1 5

Sold Price

\$990,000 Sold Date 11-Nov-23

Distance 1.87km

RS = Recent sale

UN = Undisclosed Sale

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