

## 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

5/45 Conn Street Ferntree Gully VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 1/1793 Ferntree Gully Road Ferntree Gully VIC 3156 | \$502,000 | 31-Jul-20 |
| 2/6 Akron Street Ferntree Gully VIC 3156           | \$545,000 | 17-Jul-20 |
| 2/39 Edina Road Ferntree Gully VIC 3156            | \$580,000 | 11-May-20 |

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: 02 October 2020



**1/1793 Ferntree Gully Road  
Ferntree Gully VIC 3156**

2 1 1

Sold Price

**\$502,000**

Sold Date

**31-Jul-20**

Distance

**0.59km**



**2/6 Akron Street Ferntree Gully VIC  
3156**

2 1 1

Sold Price

**\$545,000**

Sold Date

**17-Jul-20**

Distance

**1.24km**



**2/39 Edina Road Ferntree Gully VIC  
3156**

3 2 1

Sold Price

**\$580,000**

Sold Date

**11-May-20**

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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