

## 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

6/24 LORDING 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

\$550,000

&

\$595,000

### 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

1/26 LORDING STREET FERNTREE GULLY VIC 3156	\$561,000	21-Apr-22
1/10 CLEMATIS AVENUE FERNTREE GULLY VIC 3156	\$593,000	19-Mar-22
4/2 ALVINA STREET FERNTREE GULLY VIC 3156	\$580,000	11-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: 19 July 2022



**1/26 LORDING STREET FERNTREE  
GULLY VIC 3156**

Sold Price

**\$561,000**

Sold Date

**21-Apr-22**

2

1

1

Distance

**0.06km**



**1/10 CLEMATIS AVENUE FERNTREE  
GULLY VIC 3156**

Sold Price

<sup>RS</sup> **\$593,000**

Sold Date

**19-Mar-22**

2

1

1

Distance

**0.88km**



**4/2 ALVINA STREET FERNTREE  
GULLY VIC 3156**

Sold Price

**\$580,000**

Sold Date

**11-Apr-22**

2

1

1

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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