

## 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

1/34 WATTLETREE ROAD 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

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2022

to

31 Jul 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

1/3 PHYLLIS AVENUE BORONIA VIC 3155	\$700,000	01-Apr-23
1/19 CLYDE STREET FERNTREE GULLY VIC 3156	\$728,000	30-May-23
1/24 ROSE AVENUE BORONIA VIC 3155	\$744,000	22-Apr-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: 30 August 2023



### 1/3 PHYLLIS AVENUE BORONIA VIC 3155

 3
  2
  2

Sold Price

**\$700,000**

Sold Date

**01-Apr-23**

Distance

**0.76km**


### 1/19 CLYDE STREET FERNTREE GULLY VIC 3156

 3
  2
  2

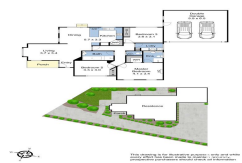
Sold Price

**\$728,000**

Sold Date

**30-May-23**

Distance

**1.14km**


### 1/24 ROSE AVENUE BORONIA VIC 3155

 3
  2
  2

Sold Price

**\$744,000**

Sold Date

**22-Apr-23**

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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