

## 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

31 Burke Road 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

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

76 Helen Road Ferntree Gully VIC 3156	\$700,000	21-Mar-20
76 Adele Avenue Ferntree Gully VIC 3156	\$735,000	05-Aug-20
107 Cambden Park Parade Ferntree Gully VIC 3156	\$719,100	21-Mar-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.~~

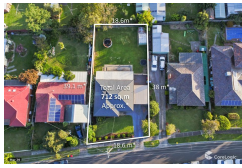
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### 76 Helen Road Ferntree Gully VIC 3156

3 1 2

Sold Price

**\$700,000**

Sold Date

**21-Mar-20**

Distance

**0.44km**



### 76 Adele Avenue Ferntree Gully VIC 3156

3 1 2

Sold Price

**\$735,000**

Sold Date

**05-Aug-20**

Distance

**1.14km**



### 107 Cambden Park Parade Ferntree Gully VIC 3156

3 1 2

Sold Price

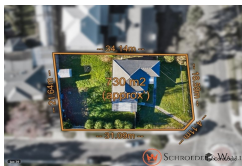
**\$719,100**

Sold Date

**21-Mar-20**

Distance

**1.38km**



### 25 Holme Road Ferntree Gully VIC 3156

2 1 -

Sold Price

**\$740,000**

Sold Date

**14-Jun-20**

Distance

**1.43km**



### 78 Taldra Drive Ferntree Gully VIC 3156

3 2 -

Sold Price

**\$715,000**

Sold Date

**01-May-20**

Distance

**1.8km**



### 12 Solway Close Ferntree Gully VIC 3156

4 2 2

Sold Price

Sold Date

**27-May-20**

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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