

# 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 23 Malua 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)

Single Price \$750,000

### Median sale price

Median price \$860,000 Property Type House Suburb Ferntree Gully (3156)

Period - From 01/04/2022 to 31/03/2023 Source pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
10 VIRGINIA WAY, FERNTREE GULLY VIC 3156	\$701,000	20/04/2023
63 PIPERITA ROAD, FERNTREE GULLY VIC 3156	\$723,000	15/04/2023
33 LORETTO AVENUE, FERNTREE GULLY VIC 3156	\$725,000	11/04/2023

This Statement of Information was prepared on: 22/06/2023