

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

2/500 Scoresby Road Ferntree Gully VIC 3156

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/23 Norma Crescent South Knoxfield VIC 3180	\$620,000	19-Nov-20
1/448 Scoresby Road Ferntree Gully VIC 3156	\$650,000	07-Nov-20
1/19 Clyde Street Ferntree Gully VIC 3156	\$652,000	15-Dec-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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**1/23 Norma Crescent South
Knoxfield VIC 3180**

3 1 2

Sold Price **\$620,000** Sold Date **19-Nov-20**

Distance **0.22km**



**1/448 Scoresby Road Ferntree
Gully VIC 3156**

3 1 2

Sold Price **\$650,000** Sold Date **07-Nov-20**

Distance **0.56km**



**1/19 Clyde Street Ferntree Gully VIC
3156**

3 2 1

Sold Price ^{RS} **\$652,000** Sold Date **15-Dec-20**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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