

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

2/12 MOUNTAIN GATE DRIVE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/2 ALVINA STREET FERNTREE GULLY VIC 3156	\$591,000	18-Sep-24
3/5 ADELE AVENUE FERNTREE GULLY VIC 3156	\$600,000	13-Sep-24
2/8 VERONICA STREET FERNTREE GULLY VIC 3156	\$620,000	30-Sep-24

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: 18 December 2024



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

2 1 1

Sold Price **\$591,000** Sold Date **18-Sep-24**

Distance **1.31km**



**3/5 ADELE AVENUE FERNTREE
GULLY VIC 3156**

2 2 1

Sold Price **\$600,000** Sold Date **13-Sep-24**

Distance **0.25km**



**2/8 VERONICA STREET FERNTREE
GULLY VIC 3156**

2 1 1

Sold Price **\$620,000** Sold Date **30-Sep-24**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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