

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

6/10 St Elmo Avenue 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2020

to

31 Aug 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

9/10 St Elmo Avenue Ferntree Gully VIC 3156	\$650,000	24-Feb-21
2/13 Hutton Avenue Ferntree Gully VIC 3156	\$672,000	13-Jul-21

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: 22 September 2021



9/10 St Elmo Avenue Ferntree Gully VIC 3156 Sold Price **\$650,000** Sold Date **24-Feb-21**

3 1 1

Distance **0.03km**



2/13 Hutton Avenue Ferntree Gully VIC 3156 Sold Price **\$672,000** Sold Date **13-Jul-21**

3 1 1

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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