

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

12/421 Scoresby Road, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$510,000

Median sale price

Median price \$617,850

Property Type Unit

Suburb Ferntree Gully

Period - From 01/10/2020

to 31/12/2020

Source REIV

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 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 |
|---|--------------------------------------|-----------|--------------|
| 1 | 2/35 Dobson St FERNTREE GULLY 3156 | \$599,000 | 08/01/2021 |
| 2 | 13/235 Scoresby Rd BORONIA 3155 | \$571,000 | 15/01/2021 |
| 3 | 1/25 Piperita Rd FERNTREE GULLY 3156 | \$550,000 | 23/10/2020 |

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 six months.~~

This Statement of Information was prepared on:

17/02/2021 15:30



2 1 1

Property Type:

Agent Comments

Comparable Properties



2/35 Dobson St FERNTREE GULLY 3156 (REI) Agent Comments

2 1 2

Price: \$599,000

Method: Private Sale

Date: 08/01/2021

Property Type: Unit



13/235 Scoresby Rd BORONIA 3155 (REI) Agent Comments

2 1 1

Price: \$571,000

Method: Private Sale

Date: 15/01/2021

Rooms: 4

Property Type: Unit

Land Size: 191 sqm approx

1/25 Piperita Rd FERNTREE GULLY 3156 (REI) Agent Comments

2 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 23/10/2020

Property Type: Unit