

## 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

9 CALIFORNIA CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$904,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/9 OPHELIA STREET FERNTREE GULLY VIC 3156	\$951,000	10-Sep-22
1 AITKEN COURT FERNTREE GULLY VIC 3156	\$875,000	12-Sep-22
60 NORVEL ROAD FERNTREE GULLY VIC 3156	\$920,000	20-Jun-22

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: 03 November 2022



**1/9 OPHELIA STREET FERNTREE  
GULLY VIC 3156**

 4  2  2

Sold Price

<sup>RS</sup> **\$951,000** Sold Date **10-Sep-22**

Distance **1.07km**



**1 AITKEN COURT FERNTREE  
GULLY VIC 3156**

 3  2  2

Sold Price

<sup>RS</sup> **\$875,000** Sold Date **12-Sep-22**

Distance **1.73km**



**60 NORVEL ROAD FERNTREE  
GULLY VIC 3156**

 4  2  2

Sold Price

**\$920,000** Sold Date **20-Jun-22**

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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