Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

35 Watling Grove, Ferntree Gully Vic 3156
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Indicative selling price

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

Range between \$685,000	&	\$750,000
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Median sale price

Median price	\$895,000	Pro	perty Type	House		Suburb	Ferntree Gully
Period - From	01/10/2023	to	30/09/2024		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

	areas or comparable property	1 1100	Date of Sale
1	17 St Laurent Rise KNOXFIELD 3180	\$789,000	20/07/2024
2	31 Emica Pde KNOXFIELD 3180	\$737,500	07/07/2024
3	1/114 Harley St KNOXFIELD 3180	\$721,000	06/07/2024

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:	04/11/2024 17:03



Date of sale











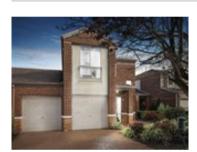
Property Type: Townhouse Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price \$685,000 - \$750,000 **Median House Price**

Year ending September 2024: \$895,000

Comparable Properties



17 St Laurent Rise KNOXFIELD 3180 (REI)





Price: \$789,000 Method: Auction Sale Date: 20/07/2024

Property Type: Townhouse (Res) Land Size: 321 sqm approx

Agent Comments



31 Emica Pde KNOXFIELD 3180 (REI/VG)

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Price: \$737,500 Method: Auction Sale Date: 07/07/2024

Property Type: Townhouse (Res)

Agent Comments

1/114 Harley St KNOXFIELD 3180 (VG)

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Price: \$721,000 Method: Sale Date: 06/07/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - VICPROP



