

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

35 Watling Grove, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$685,000

&

\$750,000

Median sale price

Median price

\$895,000

Property 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	Price	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



3 2 2

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)

Agent Comments

3 2 2

Price: \$789,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)
Land Size: 321 sqm approx



31 Emica Pde KNOXFIELD 3180 (REI/VG)

Agent Comments

3 2 2

Price: \$737,500
Method: Auction Sale
Date: 07/07/2024
Property Type: Townhouse (Res)

1/114 Harley St KNOXFIELD 3180 (VG)

Agent Comments

3 - -

Price: \$721,000
Method: Sale
Date: 06/07/2024
Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP



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