# 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

1/58 Glenfern Road, Ferntree Gully Vic 3156

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$620,000		&		\$680,000					
Median sale price										
Median price	\$700,000	Pro	operty Type	Том	nhouse		Suburb	Ferntree Gully		
Period - From	16/11/2021	to	15/11/2022		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/18 Doysal Av FERNTREE GULLY 3156	\$699,000	30/07/2022
2	2/40 Orna St FERNTREE GULLY 3156	\$775,000	08/11/2022
3	1/10 Francis Cr FERNTREE GULLY 3156	\$765,000	15/10/2022

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:

16/11/2022 15:55





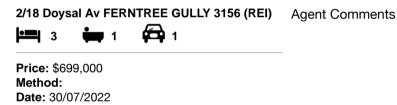


Rooms: 4 Property Type: Unit Land Size: 363 sqm approx Agent Comments 0411 222 744 jeffa@rosshunt.com.au Indicative Selling Price

Jeff Anderson (03) 9835 1151

\$620,000 - \$680,000 Median Townhouse Price 16/11/2021 - 15/11/2022: \$700,000

# **Comparable Properties**



2/40 Orna St FERNTREE GULLY 3156 (REI)



Price: \$775,000 Method: Date: 08/11/2022 Property Type: House

Property Type: House



1/10 Francis Cr FERNTREE GULLY 3156 (REI) Agent Comments

Agent Comments



Price: \$765,000 Method: Auction Sale Date: 15/10/2022 Property Type: Unit Land Size: 529 sqm approx

#### Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



propertydata

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