

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

3/3 Simpson Road Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2020

to

31 May 2021

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

3/10 Adele Avenue Ferntree Gully VIC 3156	\$606,000	07-Mar-21
2/44 Conn Street Ferntree Gully VIC 3156	\$592,000	21-Jan-21
4/23 Stradbroke Road Boronia VIC 3155	\$630,000	29-Apr-21

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: 21 June 2021



**3/10 Adele Avenue Ferntree Gully
VIC 3156**

2 2 2

Sold Price **\$606,000** Sold Date **07-Mar-21**

Distance **0.92km**



**2/44 Conn Street Ferntree Gully
VIC 3156**

2 2 1

Sold Price **\$592,000** Sold Date **21-Jan-21**

Distance **0.97km**



**4/23 Stradbroke Road Boronia VIC
3155**

2 1 1

Sold Price **\$630,000** Sold Date **29-Apr-21**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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