

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 Halley Road, Ferntree Gully, VIC 3156

Indicative selling price

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

Single Price \$915,000

Median sale price

Median price \$905,000 Property Type House Suburb Ferntree Gully (3156)

Period - From 01/05/2023 to 31/07/2023 Source PropTrack

Comparable property sales

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
3 BRIAR STREET, BORONIA VIC 3155	\$925,700	15/03/2023
17 MYRTLE CRESCENT, FERNTREE GULLY VIC 3156	\$920,000	13/04/2023
51 MARGOT STREET, FERNTREE GULLY VIC 3156	\$890,000	20/06/2023

This Statement of Information was prepared on: 14/08/2023