

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

6 PINNACLE AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jul 2023

to

30 Jun 2024

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

2 VELDEN AVENUE FERNTREE GULLY VIC 3156	\$722,000	10-Jun-24
7 MOIRA AVENUE FERNTREE GULLY VIC 3156	\$765,000	25-Jan-24
28 LYNN DRIVE FERNTREE GULLY VIC 3156	\$745,000	27-May-24

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: 15 July 2024



2 VELDEN AVENUE FERNTREE GULLY VIC 3156

3 1 2

Sold Price ^{RS} **\$722,000** ^{UN} Sold Date **10-Jun-24**

Distance **0.66km**

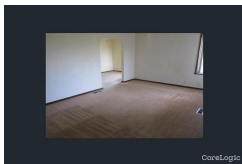


7 MOIRA AVENUE FERNTREE GULLY VIC 3156

3 1 2

Sold Price **\$765,000** Sold Date **25-Jan-24**

Distance **1.01km**



28 LYNN DRIVE FERNTREE GULLY VIC 3156

3 1 1

Sold Price ^{RS} **\$745,000** ^{UN} Sold Date **27-May-24**

Distance **1.08km**

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

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