

## 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

4/34 WATTLETREE ROAD FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/24 FLOWER STREET FERNTREE GULLY VIC 3156	\$637,500	25-Oct-23
3/7 MOSSFIELD AVENUE FERNTREE GULLY VIC 3156	\$560,000	24-Jun-23
1/7 CEDAR CRESCENT BORONIA VIC 3155	\$562,500	02-Jul-23

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.

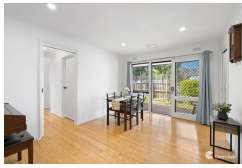
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## 2/24 FLOWER STREET FERNTREE GULLY VIC 3156

Sold Price

RS

**\$637,500**

Sold Date

**25-Oct-23**

2

1

2

Distance

**0.2km**



## 3/7 MOSSFIELD AVENUE FERNTREE GULLY VIC 3156

Sold Price

**\$560,000**

Sold Date

**24-Jun-23**

2

2

1

Distance

**0.63km**



## 1/7 CEDAR CRESCENT BORONIA VIC 3155

Sold Price

**\$562,500**

Sold Date

**02-Jul-23**

2

1

2

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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