

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 MANNA COURT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Aug 2022

to

31 Jul 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 ADELE AVENUE FERNTREE GULLY VIC 3156	\$691,000	19-Aug-23
4/11 LANE ROAD FERNTREE GULLY VIC 3156	\$670,000	22-Jul-23
1/98 ADELE AVENUE FERNTREE GULLY VIC 3156	\$655,000	11-May-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.

This Statement of Information was prepared on: 25 August 2023



**2/24 ADELE AVENUE FERNTREE
GULLY VIC 3156**

Sold Price

^{RS}

\$691,000

Sold Date

19-Aug-23



3



1



2

Distance

2.04km



**4/11 LANE ROAD FERNTREE
GULLY VIC 3156**

Sold Price

^{RS}

\$670,000

Sold Date

22-Jul-23



2



1



2

Distance

0.3km



**1/98 ADELE AVENUE FERNTREE
GULLY VIC 3156**

Sold Price

\$655,000

Sold Date

11-May-23



3



1



1

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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