

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

2/18 DOYSAL 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/101 FOREST ROAD FERNTREE GULLY VIC 3156	\$720,000	21-Feb-22
2/10 ST ELMO AVENUE FERNTREE GULLY VIC 3156	\$660,000	05-May-22
149 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$700,000	19-May-22

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: 11 July 2022



**1/101 FOREST ROAD FERNTREE
GULLY VIC 3156**

 3  1  2

Sold Price **\$720,000** Sold Date **21-Feb-22**

Distance **0.3km**



**2/10 ST ELMO AVENUE FERNTREE
GULLY VIC 3156**

 3  1  1

Sold Price **\$660,000** Sold Date **05-May-22**

Distance **0.54km**



**149 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

 3  1  3

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **19-May-22**

Distance **0.49km**

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

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