

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

1/1848 FERNTREE GULLY ROAD 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/8 NATASHA CLOSE FERNTREE GULLY VIC 3156	\$700,000	11-Sep-24
3/404 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$695,000	14-Nov-24
44 MOIRA AVENUE FERNTREE GULLY VIC 3156	\$690,000	30-Jan-25

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 March 2025



1/8 NATASHA CLOSE FERNTREE GULLY VIC 3156

3 1 2

Sold Price **\$700,000** Sold Date **11-Sep-24**

Distance **1.04km**



3/404 SCORESBY ROAD FERNTREE GULLY VIC 3156

3 1 2

Sold Price **\$695,000** Sold Date **14-Nov-24**

Distance **1.38km**



44 MOIRA AVENUE FERNTREE GULLY VIC 3156

3 1 2

Sold Price ^{RS} **\$690,000** Sold Date **30-Jan-25**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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