

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 WATTLETREE 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,429

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2023

to

31 Aug 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

1 MESSMATE ROAD FERNTREE GULLY VIC 3156	\$820,000	06-Jun-24
48 LORETTO AVENUE FERNTREE GULLY VIC 3156	\$850,500	24-Aug-24
3 VIVIENNE AVENUE BORONIA VIC 3155	\$899,000	03-Sep-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.~~

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1 MESSMATE ROAD FERNTREE GULLY VIC 3156

 3  2  3

Sold Price **\$820,000** Sold Date **06-Jun-24**

Distance **1.5km**



48 LORETTO AVENUE FERNTREE GULLY VIC 3156

 3  2  2

Sold Price ^{RS} **\$850,500** Sold Date **24-Aug-24**

Distance **1.2km**



3 VIVIENNE AVENUE BORONIA VIC 3155

 3  1  2

Sold Price ^{RS} **\$899,000** Sold Date **03-Sep-24**

Distance **1.57km**

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

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