

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

3/8 Simpson Road, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$687,000

Property Type

Unit

Suburb

Ferntree Gully

Period - From

01/07/2023

to

30/06/2024

Source

REIV

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 six 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	7/1-3 Westley St FERNTREE GULLY 3156	\$492,000	31/07/2024
2	3/9 Veronica St FERNTREE GULLY 3156	\$505,000	26/07/2024
3	3/6 Elliott St BORONIA 3155	\$528,008	19/03/2024

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 six months.~~

This Statement of Information was prepared on:

09/09/2024 12:19



 2  1  2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
Year ending June 2024: \$687,000

Comparable Properties



7/1-3 Westley St FERNTEE GULLY 3156 (REI) **Agent Comments**

 2  1  2

Price: \$492,000
Method: Auction Sale
Date: 31/07/2024
Property Type: Unit



3/9 Veronica St FERNTEE GULLY 3156 (REI) **Agent Comments**

 2  1  1

Price: \$505,000
Method: Private Sale
Date: 26/07/2024
Property Type: Unit



3/6 Elliott St BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$528,008
Method: Private Sale
Date: 19/03/2024
Property Type: Unit
Land Size: 294 sqm approx

Account - Barry Plant | P: 03 9803 0400