

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Park Boulevard Ferntree Gully, 3156
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Indicative selling price

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

Range between	\$1,000,000 & \$1,100,000
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Median sale price

Median price	\$885,500	Property Type	HOUSE	Suburb	FERNTREE GULLY
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Period - From	08-Nov-2021	to	07-Nov-2022	Source	REA
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Comparable property sales

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	22 Whitehall Terrace, Ferntree Gully, Vic 3156	\$1,200,000	14-Oct-2022
2	10 Doysal Avenue, Ferntree Gully, Vic 3156	\$1,150,000	07-Jul-2022
3	137 Forest Road, Ferntree Gully, Vic 3156	\$1,150,000	23-Aug-2022

This statement of information was prepared on 12-Dec-2022 at 11:38:03 AM EST