

STATEMENT OF INFORMATION

4/1 PINNACLE AVENUE, FERNTREE GULLY, VIC 3156

PREPARED BY BILLY CHANG, HARCOURTS SETTLE, PHONE: 0423010737

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/1 PINNACLE AVENUE, FERNTREE

3 2 2

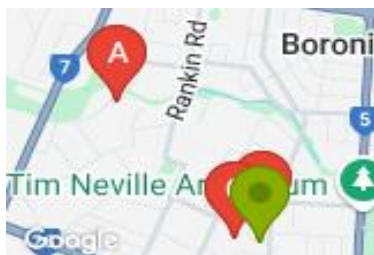
Indicative Selling Price

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

Price Range: **\$840,000 to \$920,000**

Provided by: Billy Chang, Harcourts Settle

MEDIAN SALE PRICE



FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (Vacant Land)

\$485,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2/28 MANUKA DR, FERNTREE GULLY, VIC 3156

3 2 2

Sale Price

***\$970,000**

Sale Date: 15/10/2024

Distance from Property: 1.4km



3/17 WATTLETREE RD, FERNTREE GULLY, VIC

3 2 2

Sale Price

\$845,000

Sale Date: 31/07/2024

Distance from Property: 105m



3/19 PINNACLE AVE, FERNTREE GULLY, VIC

3 2 2

Sale Price

\$815,000

Sale Date: 22/10/2024

Distance from Property: 169m



This report has been compiled on 10/01/2025 by Harcourts Settle. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/1 PINNACLE AVENUE, FERNTREE GULLY, VIC 3156

Indicative selling price

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

Price Range:

\$840,000 to \$920,000

Median sale price

Median price

\$485,000

Property type

Vacant Land


Suburb

FERNTREE GULLY

Period

01 January 2024 to 31 December 2024

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/28 MANUKA DR, FERNTREE GULLY, VIC 3156	*\$970,000	15/10/2024
3/17 WATTLETREE RD, FERNTREE GULLY, VIC 3156	\$845,000	31/07/2024
3/19 PINNACLE AVE, FERNTREE GULLY, VIC 3156	\$815,000	22/10/2024

This Statement of Information was prepared on: 10/01/2025