

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 1/106 Burke Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$680,000 Property type Unit Suburb Ferntree Gully

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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. 1/73 Commercial Rd FERNTREE GULLY 3156	\$919,000	04/10/2023
2. 17 Hillview Cres FERNTREE GULLY 3156	\$895,000	20/11/2023
3. Lot 9/11-24 Gibbs Rd FERNTREE GULLY 3156	\$880,000	16/10/2023

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.

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 15/01/2024 10:16am