

# 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

1/130 Ferntree Gully Road, Oakleigh East Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$830,000

### Median sale price

Median price \$905,500 Property Type Unit Suburb Oakleigh East

Period - From 01/10/2022 to 30/09/2023 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	8/43-47 Avonhurst Dr GLEN WAVERLEY 3150	\$828,000	06/07/2023
2	3/2-4 Rosaline Av MOUNT WAVERLEY 3149	\$788,000	27/02/2023
3	3/19 Timmings St CHADSTONE 3148	\$770,000	11/10/2023

**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:

27/11/2023 09:57

1-130 Ferntree Gully Road, Oakleigh East



 3  1.5  2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$760,000 - \$830,000

**Median Unit Price**

Year ending September 2023: \$905,500

## Comparable Properties



8/43-47 Avonhurst Dr GLEN WAVERLEY 3150 **Agent Comments**  
(REI)

 3  1  2

**Price:** \$828,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** Unit



3/2-4 Rosaline Av MOUNT WAVERLEY 3149 **Agent Comments**  
(REI)

 3  1  2

**Price:** \$788,000

**Method:** Private Sale

**Date:** 27/02/2023

**Property Type:** Townhouse (Single)



3/19 Timmings St CHADSTONE 3148 (REI) **Agent Comments**

 3  1  2

**Price:** \$770,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** Unit

**Land Size:** 263 sqm approx

**Account - Gem Realty**