

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

1/1710 FERNTREE GULLY ROAD FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Other

Suburb

Ferntree Gully

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1/54 DOBSON STREET FERNTREE GULLY VIC 3156	\$725,000	19-Nov-23
11 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$700,000	24-Jan-24
2/38 JOHNSON DRIVE FERNTREE GULLY VIC 3156	\$700,000	16-Apr-24

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 6 months.

This Statement of Information was prepared on: 29 April 2024



1/54 DOBSON STREET FERNTREE GULLY VIC 3156

3 2 1

Sold Price

^{RS}

\$725,000

Sold Date

19-Nov-23

Distance

0.71km



11 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156

3 1 1

Sold Price

^{RS}

\$700,000

Sold Date

24-Jan-24

Distance

1.42km



2/38 JOHNSON DRIVE FERNTREE GULLY VIC 3156

2 1 -

Sold Price

Sold Date

16-Apr-24

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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