

## 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

1/54 DOBSON STREET FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Ferntree Gully

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/25 ROSS STREET FERNTREE GULLY VIC 3156	\$690,000	13-Jul-23
1/98 ADELE AVENUE FERNTREE GULLY VIC 3156	\$655,000	11-May-23
2/412 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$640,000	17-Jun-23

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: 20 October 2023



**1/25 ROSS STREET FERNTREE  
GULLY VIC 3156**

3 1 2

Sold Price **\$690,000** Sold Date **13-Jul-23**

Distance **0.25km**



**1/98 ADELE AVENUE FERNTREE  
GULLY VIC 3156**

3 1 1

Sold Price **\$655,000** Sold Date **11-May-23**

Distance **0.47km**



**2/412 SCORESBY ROAD FERNTREE  
GULLY VIC 3156**

3 1 1

Sold Price **\$640,000** Sold Date **17-Jun-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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