

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

11/3-5 Milton Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$693,000 Property Type Unit Suburb Ferntree Gully

Period - From 01/07/2023 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	2/3-5 Milton St FERNTREE GULLY 3156	\$598,000	15/09/2023
2			
3			

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: 29/11/2023 13:05

11/3-5 Milton Street, Ferntree Gully Vic 3156

**Jellis
Craig**

Nicholas Walker

9908 5700

0457 777 075

nicholaswalker@jellisrcraig.com.au

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

September quarter 2023: \$693,000



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/3-5 Milton St FERNTREE GULLY 3156 (REI)

Agent Comments

 3  2  2

Price: \$598,000

Method: Private Sale

Date: 15/09/2023

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: (03) 9908 5700



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