

## 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 AURIOL COURT 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,000

Property type

House

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

|   |             |           |
|---|-------------|-----------|
| 3 SOLWAY CLOSE FERNTREE GULLY VIC 3156        | \$1,025,000 | 14-Feb-24 |
| 28 BLUCHER STREET FERNTREE GULLY VIC 3156     | \$1,035,000 | 13-Apr-24 |
| 50 FOLKSTONE CRESCENT FERNTREE GULLY VIC 3156 | \$1,095,000 | 28-Mar-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: 30 April 2024



### 3 SOLWAY CLOSE FERNTREE GULLY VIC 3156

4 2 2

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **14-Feb-24**

Distance **1.16km**



### 28 BLUCHER STREET FERNTREE GULLY VIC 3156

4 2 2

Sold Price <sup>RS</sup> **\$1,035,000** Sold Date **13-Apr-24**

Distance **0.84km**



### 50 FOLKSTONE CRESCENT FERNTREE GULLY VIC 3156

4 2 2

Sold Price <sup>RS</sup> **\$1,095,000** Sold Date **28-Mar-24**

Distance **1.99km**

RS = Recent sale      UN = Undisclosed Sale

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