

## 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 HALSEY 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

4 COMMERCIAL ROAD FERNTREE GULLY VIC 3156	\$1,000,000	07-Aug-23
5 YANDRA COURT FERNTREE GULLY VIC 3156	\$950,000	13-Sep-23
32 BRUCE CRESCENT FERNTREE GULLY VIC 3156	\$950,000	21-Aug-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: 26 October 2023

**4 COMMERCIAL ROAD FERNTREE  
GULLY VIC 3156**

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Sold Price

<sup>RS</sup> **\$1,000,000**Sold Date **07-Aug-23**Distance **0.81km****5 YANDRA COURT FERNTREE  
GULLY VIC 3156**

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Sold Price

<sup>RS</sup> **\$950,000**Sold Date **13-Sep-23**Distance **0.52km****32 BRUCE CRESCENT FERNTREE  
GULLY VIC 3156**

🛏 4 🚿 3 🚗 2

Sold Price

**\$950,000**Sold Date **21-Aug-23**Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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