

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 Manuka Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$854,000 Property Type House Suburb Ferntree Gully

Period - From 01/07/2022 to 30/06/2023 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	21 Lightwood Dr FERNTREE GULLY 3156	\$799,000	26/04/2023
2	32 Johnson Dr FERNTREE GULLY 3156	\$765,000	12/08/2023
3	39 Western Rd BORONIA 3155	\$741,000	17/07/2023

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:

22/08/2023 14:40



 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending June 2023: \$854,000

Comparable Properties



21 Lightwood Dr FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  2

Price: \$799,000
Method: Private Sale
Date: 26/04/2023
Rooms: 5
Property Type: House (Res)
Land Size: 712 sqm approx



32 Johnson Dr FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  2

Price: \$765,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 721 sqm approx



39 Western Rd BORONIA 3155 (REI/VG)

Agent Comments

 3  1  2

Price: \$741,000
Method: Private Sale
Date: 17/07/2023
Property Type: House (Res)
Land Size: 679 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000