

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

13/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jan 2023

to

31 Dec 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

1/133 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$587,000	18-Oct-23
2/14 MARGOT STREET FERNTREE GULLY VIC 3156	\$605,000	14-Aug-23
3/44 PINE CRESCENT BORONIA VIC 3155	\$617,500	03-Oct-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: 05 January 2024



**1/133 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

2 1 1

Sold Price

^{RS} **\$587,000**

Sold Date **18-Oct-23**

Distance **0.07km**



**2/14 MARGOT STREET FERNTREE
GULLY VIC 3156**

2 1 2

Sold Price

\$605,000

Sold Date **14-Aug-23**

Distance **0.86km**



**3/44 PINE CRESCENT BORONIA
VIC 3155**

2 1 1

Sold Price

\$617,500

Sold Date **03-Oct-23**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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