

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

15 Olivebank Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$950,000 Property Type House 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	58 Olivebank Rd FERNTREE GULLY 3156	\$1,280,000	14/08/2023
2	43 The Avenue FERNTREE GULLY 3156	\$1,200,000	15/06/2023
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: 09/11/2023 11:31

15 Olivebank Road, Ferntree Gully Vic 3156



 6  3  3

Property Type: House
Land Size: 1494 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
September quarter 2023: \$950,000

Comparable Properties



58 Olivebank Rd FERNTREE GULLY 3156 (REI) **Agent Comments**

 5  3  2

Price: \$1,280,000
Method: Private Sale
Date: 14/08/2023
Property Type: House (Res)
Land Size: 2237 sqm approx



43 The Avenue FERNTREE GULLY 3156 (REI/VG) **Agent Comments**

 5  2  -

Price: \$1,200,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 995 sqm approx

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 - Vogl & Walpole Estate Agents | P: 03 8580 6200



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