

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

2/22 LORDING STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2023

to

31 May 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

| | | |
|---|-----------|-----------|
| 1/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156 | \$543,000 | 03-Apr-24 |
| 4/12 LORDING STREET FERNTREE GULLY VIC 3156 | \$540,000 | 13-Feb-24 |
| 1/36 MARGOT STREET FERNTREE GULLY VIC 3156 | \$515,000 | 10-Jan-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: 03 June 2024



**1/119A UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price ^{RS} **\$543,000** Sold Date **03-Apr-24**

Distance **0.32km**

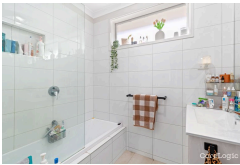


**4/12 LORDING STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price **\$540,000** Sold Date **13-Feb-24**

Distance **0.11km**



**1/36 MARGOT STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price **\$515,000** Sold Date **10-Jan-24**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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