

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 2/32 Helen Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Ferntree Gully

Period - From 01/04/2023 to 31/03/2024 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	3/10 Valetta Cr KNOXFIELD 3180	\$776,000	12/01/2024
2	1/50 Conn St FERNTREE GULLY 3156	\$775,000	11/11/2023
3	1c Rose Av BORONIA 3155	\$770,000	07/12/2023

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: 17/04/2024 11:20



Property Type:
Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

Year ending March 2024: \$680,000

Comparable Properties



3/10 Valetta Cr KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$776,000
Method: Private Sale
Date: 12/01/2024
Property Type: Townhouse (Single)



1/50 Conn St FERNTREE GULLY 3156 (REI/VG) Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 222 sqm approx



1c Rose Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 07/12/2023
Rooms: 6
Property Type: Unit
Land Size: 223 sqm approx