

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

2/45 COMMERCIAL 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2023

to

31 Mar 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

1/1783 FERNTREE GULLY ROAD FERNTREE GULLY VIC 3156	\$646,000	14-Mar-24
13/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$635,000	16-Jan-24
4/20 PINE CRESCENT BORONIA VIC 3155	\$635,000	27-Feb-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: 15 April 2024



**1/1783 FERNTREE GULLY ROAD
FERNTREE GULLY VIC 3156**

2 1 1

Sold Price ^{RS} **\$646,000** Sold Date **14-Mar-24**

Distance **1.27km**



**13/152 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

2 1 1

Sold Price **\$635,000** Sold Date **16-Jan-24**

Distance **1.4km**



**4/20 PINE CRESCENT BORONIA
VIC 3155**

2 1 2

Sold Price ^{RS} **\$635,000** Sold Date **27-Feb-24**

Distance **1.61km**

RS = Recent sale UN = Undisclosed Sale

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