

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

2/9 DOBSON 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

\$720,000

&

\$780,000

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

1/9 DOBSON STREET FERNTREE GULLY VIC 3156	\$822,000	25-May-24
2/50 RENWICK ROAD FERNTREE GULLY VIC 3156	\$801,000	21-Feb-24
4/769 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	\$750,000	16-Mar-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



**1/9 DOBSON STREET FERNTREE
GULLY VIC 3156**

3 1 1

Sold Price

^{RS} **\$822,000**

Sold Date **25-May-24**

Distance **0.01km**



**2/50 RENWICK ROAD FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price

\$801,000

Sold Date **21-Feb-24**

Distance **0.61km**



**4/769 BURWOOD HIGHWAY
FERNTREE GULLY VIC 3156**

3 2 2

Sold Price

^{RS} **\$750,000**

Sold Date **16-Mar-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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