

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

23 HELEN 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

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

| | | |
|--|-------------|-----------|
| 9 QUEENSTOWN ROAD BORONIA VIC 3155 | \$950,000 | 02-Nov-23 |
| 4 WILDWOOD CLOSE KNOXFIELD VIC 3180 | \$975,000 | 09-Dec-23 |
| 15 PEARL PLACE FERNTREE GULLY VIC 3156 | \$1,038,000 | 18-Nov-23 |

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 April 2024

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**9 QUEENSTOWN ROAD BORONIA
VIC 3155**

Sold Price

\$950,000

Sold Date

02-Nov-23 3  2  1

Distance

0.84km**4 WILDWOOD CLOSE KNOXFIELD
VIC 3180**

Sold Price

\$975,000

Sold Date

09-Dec-23 3  2  2

Distance

1.31km**15 PEARL PLACE FERNTREE GULLY
VIC 3156**

Sold Price

\$1,038,000

Sold Date

18-Nov-23 3  2  4

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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