

# 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

3/49 Conn Street, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$649,000 & \$699,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	13 Houghton Dr FERNTREE GULLY 3156	\$688,000	22/01/2024
2	2/93 Burke Rd FERNTREE GULLY 3156	\$687,000	24/01/2024
3	2/4 Conn St FERNTREE GULLY 3156	\$682,000	06/11/2023

**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:

26/03/2024 15:15



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$649,000 - \$699,000  
**Median Unit Price**  
Year ending December 2023: \$680,000

## Comparable Properties



**13 Houghton Dr FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$688,000  
**Method:** Auction Sale  
**Date:** 22/01/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 165 sqm approx



**2/93 Burke Rd FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$687,000  
**Method:** Auction Sale  
**Date:** 24/01/2024  
**Property Type:** Unit  
**Land Size:** 197 sqm approx



**2/4 Conn St FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$682,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2023  
**Property Type:** Unit