#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

### Property offered for sale

Address	3/49 Conn Street, Ferntree Gully Vic 3156
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$649,000	&	\$699,000
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#### Median sale price

Median price	\$680,000	Pro	perty Type Ur	nit		Suburb	Ferntree Gully
Period - From	01/01/2023	to	31/12/2023	So	urce	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

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



Date of sale



Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





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)

**—** 2

**€** 2

Price: \$688,000 Method: Auction Sale Date: 22/01/2024

**Property Type:** Townhouse (Res) **Land Size:** 165 sqm approx

**Agent Comments** 



2/93 Burke Rd FERNTREE GULLY 3156

(REI/VG)

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**6** 

Price: \$687,000 Method: Auction Sale Date: 24/01/2024 Property Type: Unit

Land Size: 197 sqm approx

**Agent Comments** 



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

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Price: \$682,000

Method: Sold Before Auction

Date: 06/11/2023 Property Type: Unit **Agent Comments** 

Account - Property Partners in Real Estate | P: 0429888367





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