

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

4/29 EDINA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Dec 2022

to

30 Nov 2023

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

5/22 THE AVENUE FERNTREE GULLY VIC 3156	\$535,000	04-Dec-23
2/28 PATON CRESCENT BORONIA VIC 3155	\$519,000	11-Oct-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: 14 December 2023

**5/22 THE AVENUE FERNTREE
GULLY VIC 3156**

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Sold Price

RS

\$535,000Sold Date **04-Dec-23**Distance **1.26km****2/28 PATON CRESCENT BORONIA
VIC 3155**

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Sold Price

RS

\$519,000Sold Date **11-Oct-23**Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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