

## 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

43 DOYSAL AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$896,500

Property type

House

Suburb

Ferntree Gully

Period-from

01 Feb 2023

to

31 Jan 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 HALLEY ROAD FERNTREE GULLY VIC 3156	\$860,000	06-Sep-23
14 SCHNEIDER STREET FERNTREE GULLY VIC 3156	\$770,000	21-Nov-23
69 FOREST ROAD FERNTREE GULLY VIC 3156	\$820,000	02-Dec-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: 20 February 2024



**1 HALLEY ROAD FERNTREE GULLY VIC 3156** Sold Price **\$860,000** Sold Date **06-Sep-23**

 5  3  2

Distance **0.36km**



**14 SCHNEIDER STREET FERNTREE GULLY VIC 3156** Sold Price **\$770,000** Sold Date **21-Nov-23**

 3  1  2

Distance **0.4km**



**69 FOREST ROAD FERNTREE GULLY VIC 3156** Sold Price <sup>RS</sup> **\$820,000** Sold Date **02-Dec-23**

 3  2  1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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