

## 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

5/30A FOREST ROAD 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2023

to

31 May 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

4/12 LORDING STREET FERNTREE GULLY VIC 3156	\$540,000	13-Feb-24
2/30A FOREST ROAD FERNTREE GULLY VIC 3156	\$556,000	08-Feb-24
3/10 ALVINA STREET FERNTREE GULLY VIC 3156	\$572,500	09-Feb-24

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: 11 June 2024

**4/12 LORDING STREET FERNTREE  
GULLY VIC 3156**

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Sold Price

**\$540,000**

Sold Date

**13-Feb-24**

Distance

**0.99km****2/30A FOREST ROAD FERNTREE  
GULLY VIC 3156**

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Sold Price

**\$556,000**

Sold Date

**08-Feb-24**

Distance

**0.05km****3/10 ALVINA STREET FERNTREE  
GULLY VIC 3156**

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Sold Price

**\$572,500**

Sold Date

**09-Feb-24**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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