

## 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 AURIOL COURT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Aug 2022

to

31 Jul 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

14 LANGHORNE CRESCENT ROWVILLE VIC 3178	\$1,123,000	18-Feb-23
28 STRINGYBARK DRIVE FERNTREE GULLY VIC 3156	\$1,160,000	05-Apr-23
6 DOVER COURT FERNTREE GULLY VIC 3156	\$1,188,000	16-Mar-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: 06 August 2023



**14 LANGHORNE CRESCENT  
ROWVILLE VIC 3178**

4 2 2

Sold Price **\$1,123,000** Sold Date **18-Feb-23**

Distance **1.54km**



**28 STRINGYBARK DRIVE  
FERNTREE GULLY VIC 3156**

3 2 2

Sold Price **\$1,160,000** Sold Date **05-Apr-23**

Distance **1.72km**



**6 DOVER COURT FERNTREE  
GULLY VIC 3156**

5 2 2

Sold Price **\$1,188,000** Sold Date **16-Mar-23**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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