

## 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

51 WESTLEY STREET 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Apr 2023

to

31 Mar 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

52 ALEXANDER CRESCENT FERNTREE GULLY VIC 3156	\$782,500	23-Mar-24
70 RANKIN ROAD FERNTREE GULLY VIC 3156	\$750,000	21-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: 11 April 2024



**52 ALEXANDER CRESCENT  
FERNTREE GULLY VIC 3156**

4 1 2

Sold Price <sup>RS</sup> **\$782,500** Sold Date **23-Mar-24**

Distance **1.46km**



**70 RANKIN ROAD FERNTREE  
GULLY VIC 3156**

4 1 2

Sold Price **\$750,000** Sold Date **21-Oct-23**

Distance **1.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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