

## 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

6/7 HILLCREST 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

\$620,000

&

\$680,000

### 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

2/1-3 SHANNON AVENUE FERNTREE GULLY VIC 3156	\$675,000	20-Jan-24
7/25 EDINA ROAD FERNTREE GULLY VIC 3156	\$675,000	06-Feb-24
2/68 KEVIN AVENUE FERNTREE GULLY VIC 3156	\$685,000	05-Jun-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: 25 June 2024



**2/1-3 SHANNON AVENUE  
FERNTREE GULLY VIC 3156**

3 2 1

Sold Price **\$675,000** Sold Date **20-Jan-24**

Distance **0.28km**



**7/25 EDINA ROAD FERNTREE  
GULLY VIC 3156**

3 1 1

Sold Price Sold Date **06-Feb-24**

Distance **0.72km**



**2/68 KEVIN AVENUE FERNTREE  
GULLY VIC 3156**

3 2 1

Sold Price <sup>RS</sup> **\$685,000** Sold Date **05-Jun-24**

Distance **1.5km**

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

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