

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 7 Hollyoak Court, Ferntree Gully, VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$880,000

&

\$960,000

Median sale price

Median price

\$905,000

Property Type

House

Suburb

Ferntree Gully (3156)

Period - From

01/05/2023

to

31/07/2023

Source

PropTrack

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

29 FRANCIS CRESCENT, FERNTREE GULLY VIC 3156

\$930,000

25/03/2023

17 MYRTLE CRESCENT, FERNTREE GULLY VIC 3156

\$920,000

13/04/2023

16 AGORA BOULEVARD, FERNTREE GULLY VIC 3156

\$881,000

28/06/2023

This Statement of Information was prepared on: 08/08/2023