

# 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 9 Genevieve 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)

Range between \$795,000 & \$870,000

### Median sale price

Median price \$895,000 Property Type House Suburb Ferntree Gully

Period - From 23/12/2022 to 22/12/2023 Source REIV

### 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 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
1	18 Corbert Ct FERNTREE GULLY 3156	\$880,000	19/12/2023
2	76 Helen Rd FERNTREE GULLY 3156	\$840,000	11/11/2023
3	18 Holme Rd FERNTREE GULLY 3156	\$790,000	09/12/2023

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 six months.~~

This Statement of Information was prepared on: 23/12/2023 13:05



3   1   2

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 778 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$795,000 - \$870,000  
**Median House Price**  
23/12/2022 - 22/12/2023: \$895,000

## Comparable Properties



**18 Corbert Ct FERNTREE GULLY 3156 (REI)**   Agent Comments

3   1   3

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House  
**Land Size:** 733 sqm approx



**76 Helen Rd FERNTREE GULLY 3156 (REI)**   Agent Comments

3   1   2

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**18 Holme Rd FERNTREE GULLY 3156 (REI)**   Agent Comments

3   1   1

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx

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