

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

2/8 THE CRESCENT FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/10 CLEMATIS AVENUE FERNTREE GULLY VIC 3156	\$593,000	19-Mar-22
4/183 DORSET ROAD BORONIA VIC 3155	\$595,000	01-Mar-22
2/31 FOREST ROAD FERNTREE GULLY VIC 3156	\$596,000	17-Nov-21

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: 27 April 2022



1/10 CLEMATIS AVENUE FERNTREE GULLY VIC 3156

2 1 1

Sold Price ^{RS} **\$593,000** Sold Date **19-Mar-22**

Distance **1.04km**



4/183 DORSET ROAD BORONIA VIC 3155

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **01-Mar-22**

Distance **1.8km**



2/31 FOREST ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price **\$596,000** Sold Date **17-Nov-21**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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