

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

1/127 UNDERWOOD ROAD 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

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2023

to

31 Aug 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

1/21 SPRINGFIELD ROAD BORONIA VIC 3155	\$580,000	25-Jul-24
2/188 DORSET ROAD BORONIA VIC 3155	\$572,500	03-Sep-24
2/22 LORDING STREET FERNTREE GULLY VIC 3156	\$560,500	18-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: 23 September 2024



1/21 SPRINGFIELD ROAD BORONIA Sold Price ^{RS} **\$580,000** Sold Date **25-Jul-24**
VIC 3155

2 1 1

Distance **1.86km**



2/188 DORSET ROAD BORONIA Sold Price ^{RS} **\$572,500** Sold Date **03-Sep-24**
VIC 3155

2 1 1

Distance **1.57km**



2/22 LORDING STREET FERNTREE Sold Price **\$560,500** Sold Date **18-Jun-24**
GULLY VIC 3156

2 1 1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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