

# 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 1-4/24 Conn Street, 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)

Price Range

\$590,000

&

\$670,000

### Median sale price

Median price

\$594,057

Property Type

Townhouse

Suburb

Ferntree Gully (3156)

Period - From

19/05/2020

to

22/07/2020

Source

REA

### Comparable property sales

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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
12/24 CARLISLE ROAD, FERNTREE GULLY VIC 3156	\$609,200	19/05/2020
1/653 BURWOOD HIGHWAY, FERNTREE GULLY VIC 3156	\$600,000	25/06/2020
2/3 SIMPSON ROAD, FERNTREE GULLY VIC 3156	\$600,000	22/07/2020

This Statement of Information was prepared on: 15/09/2020