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	1/1848 FERNTREE GULLY 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$878,000	Property type	House	Suburb	Ferntree Gully
Period-from	01 Mar 2024	to	28 Feb 2025	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
1/8 NATASHA CLOSE FERNTREE GULLY VIC 3156	$700,000	11-Sep-24
3/404 SCORESBY ROAD FERNTREE GULLY VIC 3156	$695,000	14-Nov-24
44 MOIRA AVENUE FERNTREE GULLY VIC 3156	$690,000	30-Jan-25

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: 11 March 2025

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1/8 NATASHA CLOSE FERNTREE GULLY VIC 3156

3 1 2

Sold Price **$700,000** Sold Date **11-Sep-24**

Distance **1.04km**



3/404 SCORESBY ROAD FERNTREE GULLY VIC 3156

3 1 2

Sold Price **$695,000** Sold Date **14-Nov-24**

Distance **1.38km**



44 MOIRA AVENUE FERNTREE GULLY VIC 3156

3 1 2

Sold Price RS **$690,000** Sold Date **30-Jan-25**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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