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	4/28 BARTON AVENUE 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	$525,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	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
2/13 THE GLEN FERNTREE GULLY VIC 3156	$532,000	17-Jan-22
2/6 CLEMATIS AVENUE FERNTREE GULLY VIC 3156	$554,000	14-Jan-22
4/21 THE GLEN FERNTREE GULLY VIC 3156	$566,000	09-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: 07 April 2022

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2/13 THE GLEN FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$532,000** Sold Date **17-Jan-22**

Distance **0.33km**



2/6 CLEMATIS AVENUE FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$554,000** Sold Date **14-Jan-22**

Distance **0.39km**



4/21 THE GLEN FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$566,000** Sold Date **09-Nov-21**

Distance **0.37km**

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

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