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	11 PINNACLE 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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$899,990	Property type	House	Suburb	Ferntree Gully
Period-from	01 Aug 2021	to	31 Jul 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
82 HELEN ROAD FERNTREE GULLY VIC 3156	$726,500	16-Jul-22
13 MCMAHONS ROAD FERNTREE GULLY VIC 3156	$760,000	19-Feb-22
711 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	$785,000	03-Jul-22

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: 02 August 2022

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82 HELEN ROAD FERNTREE GULLY VIC 3156

3 1 1

Sold Price RS $726,500 Sold Date 16-Jul-22

Distance 0.66km

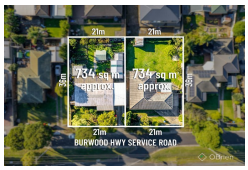


13 MCMAHONS ROAD FERNTREE GULLY VIC 3156

3 1 1

Sold Price $760,000 Sold Date 19-Feb-22

Distance 0.66km



711 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156

3 1 2

Sold Price RS $785,000 UN Sold Date 03-Jul-22

Distance 1.04km

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

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