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<br>Including suburb and postcode | 53 Loretto 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 | $800,000 | & | $880,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $801,000 | Property type | House | Suburb | Ferntree Gully |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 |
|---|---|---|
| 64 Park Boulevard Ferntree Gully VIC 3156 | $805,000 | 30-Jul-21 |
| 389 Scoresby Road Ferntree Gully VIC 3156 | $835,500 | 06-Jun-21 |
| 34 Yarana Street Ferntree Gully VIC 3156 | $851,000 | 06-May-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.~~

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**64 Park Boulevard Ferntree Gully VIC 3156**

3 2 2

Sold Price RS $805,000 Sold Date 30-Jul-21

Distance 0.6km



**389 Scoresby Road Ferntree Gully VIC 3156**

3 2 3

Sold Price $835,500 Sold Date 06-Jun-21

Distance 1.02km




**34 Yarana Street Ferntree Gully VIC 3156**

3 2 1

Sold Price $851,000 Sold Date 06-May-21

Distance 1.09km



**97 Norma Crescent Knoxfield VIC 3180**

3 2 3

Sold Price $880,000 Sold Date 04-Jul-21

Distance 1.65km

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

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