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	1/21 Gabrielle Court 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	$660,000	&	$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$807,000	Property type	House	Suburb	Ferntree Gully
Period-from	01 Nov 2020	to	31 Oct 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
2/8 Hillcrest Avenue Ferntree Gully VIC 3156	$675,000	01-Jul-21
1/8 Stonehaven Avenue Boronia VIC 3155	$710,500	31-Jul-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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2/8 Hillcrest Avenue Ferntree Gully VIC 3156

3 2 1

Sold Price **$675,000** Sold Date **01-Jul-21**

Distance **0.96km**



1/8 Stonehaven Avenue Boronia VIC 3155

3 2 1

Sold Price RS **$710,500** Sold Date **31-Jul-21**

Distance **1.89km**

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

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