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	2/19 Orna Street 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Ferntree Gully
Period-from	01 Dec 2020	to	30 Nov 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
4/6 Callemondah Court Ferntree Gully VIC 3156	$570,000	20-Nov-21
4/21 Conn Street Ferntree Gully VIC 3156	$585,000	04-Oct-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: 01 December 2021

Rohin Arora
M 0466784299
E rohin@barryplant.com.au



4/6 Callemondah Court Ferntree Gully VIC 3156

2 1 1

Sold Price RS **$570,000** Sold Date **20-Nov-21**

Distance **0.74km**



4/21 Conn Street Ferntree Gully VIC 3156

2 1 1

Sold Price **$585,000** Sold Date **04-Oct-21**

Distance **0.9km**

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

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