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 Bracken Court, Ferntree Gully, VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$990,000	&	$1,089,000

Median sale price

Median price	$893,500	Property Type	House	Suburb	Ferntree Gully (3156)
Period - From	01/10/2023	to	30/09/2024	Source	PropTrack

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
60 ORMONDE ROAD, FERNTREE GULLY VIC 3156	$1,040,000	17/08/2024
16 VALLEYVIEW DRIVE, ROWVILLE VIC 3178	$1,054,100	11/05/2024
11 SHARNA COURT, FERNTREE GULLY VIC 3156	$1,080,000	03/08/2024

This Statement of Information was prepared on: 14/10/2024

AREA SPECIALIST