

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

44 FRANCIS CRESCENT 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

\$840,000

&

\$924,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Apr 2023

to

31 Mar 2024

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

81 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$980,000	05-Apr-24
29 THE CRESCENT FERNTREE GULLY VIC 3156	\$1,100,000	05-Dec-23
11 WINWOOD DRIVE FERNTREE GULLY VIC 3156	\$995,000	12-Dec-23

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: 12 April 2024


**81 UNDERWOOD ROAD FERNTREE
GULLY VIC 3156**
 4  2  3

Sold Price

^{RS} **\$980,000**

 Sold Date **05-Apr-24**

 Distance **0.55km**

**29 THE CRESCENT FERNTREE
GULLY VIC 3156**
 4  2  2

Sold Price

^{RS} **\$1,100,000**

 Sold Date **05-Dec-23**

 Distance **0.62km**

**11 WINWOOD DRIVE FERNTREE
GULLY VIC 3156**
 4  2  3

Sold Price

^{RS} **\$995,000**

 Sold Date **12-Dec-23**

 Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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