

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 5 Manuka Drive, Ferntree Gully, Vic 3156


Indicative selling price

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

Single price \$849,000

Median sale price

Median price \$925,500 Property type *House* Suburb Ferntree Gully

Period - From 01/08/2023 to 31/10/2023 Source  PropTrack

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 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
4 Ophelia Street, Ferntree Gully, VIC 3156	\$850,000	09/05/2023
80 Helen Road, Ferntree Gully, VIC 3156	\$860,000	21/10/2023
3 Marville Court, Boronia, VIC 3155	\$845,000	22/09/2023

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 six months.

This Statement of Information was prepared on: 04/11/2023