

# 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 19/152 Underwood Road, Ferntree Gully 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$\*530,000 & \$570,000

### Median sale price

Median price \$661,000 Property type Unit Suburb Ferntree Gully

Period - From 5/10/2021 to 4/10/2022 Source realestate.com.au

### 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
1 – 15/30a Forest Road, Ferntree Gully	\$550,000	20/1/2023
2 – 7/33 Edina Road, Ferntree Gully	\$555,000	10/11/2022
3 – ¼ Veronica Street, Ferntree Gully	\$590,000	9/9/2022

This Statement of Information was prepared on: 7/3/2023