

Statement of Information  
Single residential property located in  
the Melbourne metropolitan area



Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode **4 Konrad Court, Ferntree Gully.**

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)

Single price \$\* or range between \$780,000 & \$850,000

Median sale price

Median price \$816,000 Property type House Suburb Ferntree Gully  
Period - From Jan 22 to Apr 22 Source Core Logic / R P Data.

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 29 Dairy Lane, Ferntree Gully	\$810,000	23/04/22
2 258 Windermere Drive, Ferntree Gully	\$855,000	21/12/2021
3 5 Cindy Court Ferntree Gully	\$873,000	05/11/2022

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: 9<sup>th</sup> May 2022.