

Statement of Information Multiple residential properties located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

1 & 2/17 Park Boulevard, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1 3 Bedrooms	\$*	Or range between	\$775,000	&	\$810,000
Unit 2 3 Bedrooms plus study	\$*	Or range between	\$790,000	&	\$850,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$689,000	Suburb	Ferntree Gully
Period - From	March 2021	To	June 2021
Source	Core Logic/ R P Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	3	\$	

OR No townhouses off the plan of this style and size in the past 12 months.

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 30/6/2021