

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

2/13 RAWLINGS AVENUE 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jun 2021

to

31 May 2022

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

8/39 AUBREY GROVE BORONIA VIC 3155	\$850,000	12-Apr-22
1/43 PINE CRESCENT BORONIA VIC 3155	\$827,000	09-Apr-22
1/12 SPRINGFIELD ROAD BORONIA VIC 3155	\$820,000	30-May-22

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: 21 June 2022


**8/39 AUBREY GROVE BORONIA
VIC 3155**
 3  3  1

Sold Price

^{RS} **\$850,000** Sold Date **12-Apr-22**

Distance **0.49km**

**1/43 PINE CRESCENT BORONIA
VIC 3155**
 3  2  2

Sold Price

^{RS} **\$827,000** Sold Date **09-Apr-22**

Distance **0.81km**

**1/12 SPRINGFIELD ROAD BORONIA
VIC 3155**
 3  2  2

Sold Price

^{RS} **\$820,000** ^{UN} Sold Date **30-May-22**

Distance **0.67km**
RS = Recent sale

UN = Undisclosed Sale

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