

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

1/1793 Ferntree Gully Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$470,000

&

\$500,000

Median sale price

Median price \$536,500

Property Type Unit

Suburb Ferntree Gully

Period - From 01/04/2019

to

31/03/2020

Source REIV

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	1/22 Warrabel Rd FERNTREE GULLY 3156	\$480,000	04/05/2020
2			
3			

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:

16/06/2020 11:08

1/1793 Ferntree Gully Road, Ferntree Gully Vic 3156

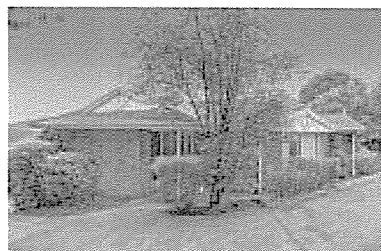


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Property Type: House
Land Size: 340 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$500,000
Median Unit Price
Year ending March 2020: \$536,500

Comparable Properties



1/22 Warrabel Rd FERNTREE GULLY 3156
(REI)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 04/05/2020
Rooms: 3
Property Type: Unit
Land Size: 232 sqm approx

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.

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.