

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

18 Johns Street, Upper Ferntree Gully, VIC 3156

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$715,000

MEDIAN SALE PRICE

Median price \$682,500 | House | Upper Ferntree Gully (3156)

Period - From 22 October 2017 to 22 March 2018 | Source - RP DATA

COMPARABLE PROPERTY SALES

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
52 GLENFERN ROAD, FERNTREE GULLY VIC 3156	\$685,000	29/11/2017
1 FINMERE CRESCENT, UPPER FERNTREE GULLY VIC 3156	\$686,000	16/11/2017
19 NATHAN STREET, FERNTREE GULLY VIC 3156	\$675,000	26/11/2017