

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 1/9 Doysal Avenue, Ferntree Gully 3156

Indicative selling price

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

\$460,000

&

\$500,000

Median sale price

Median price \$536,250 Unit X Suburb Ferntree Gully

Period - From 01/04/2017 to 30/06/2017

Source REIV propertydata.com.au

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
1. 1/7 Daffodil Road Boronia 3155	\$497,000	02/08/2017
2. 11/55-57 Chandler Road Boronia 3155	\$480,000	23/03/2017
3. 3/15 Stockton Avenue Ferntree Gully 3156	\$460,000	15/04/2017

Property data source: REIV propertydata.com.au. Generated on 9th September 2017.