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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1 Dava Court, Ferntree Gully

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$737,000

### Median sale price

Median price

\$775,000

\*House

X

Suburb

Ferntree Gully

Period - From

01/07/2017

to

30/09/2017

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
164 Windermere Drive, Ferntree Gully	\$710,000	21/06/2017
21 Allora Avenue, Ferntree Gully	\$683,000	03/05/2017
15 Tunbridge Way, Ferntree Gully	\$735,000	21/06/2016

Property data source: REIV propertydata.com.au. Generated on 30 October, 2017.