
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

76 Edina Road, Ferntree Gully

Indicative selling price

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

range between \$770,000 & \$830,000

Median sale price

Median price \$775,000 House ☒ Suburb Ferntree Gully

Period - From 01/07/2017 to 30/09/2017 Source REIV

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
27 Greenaway Drive, Ferntree Gully	\$820,000	09/09/2017
41 Loretto Avenue, Ferntree Gully	\$790,000	28/10/2017
27 Helene Court, Boronia	\$783,000	31/05/2017

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