

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

30 Trafalgar Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Ferntree Gully

Period - From

18/02/2020

to

17/02/2021

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	40 Trafalgar St FERNTREE GULLY 3156	\$728,500	21/10/2020
2	3a Nathan St FERNTREE GULLY 3156	\$710,500	01/10/2020
3	2 Sharna Ct FERNTREE GULLY 3156	\$701,000	24/10/2020

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:

18/02/2021 09:56



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Property Type: House
Land Size: 985 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
18/02/2020 - 17/02/2021: \$750,000

Comparable Properties

40 Trafalgar St FERNTREE GULLY 3156 (VG) **Agent Comments**

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Price: \$728,500
Method: Sale
Date: 21/10/2020
Property Type: House (Res)
Land Size: 976 sqm approx



3a Nathan St FERNTREE GULLY 3156 (REI/VG) **Agent Comments**

 3  1  2

Price: \$710,500
Method: Private Sale
Date: 01/10/2020
Rooms: 5
Property Type: House (Res)
Land Size: 795 sqm approx



2 Sharna Ct FERNTREE GULLY 3156 (VG) **Agent Comments**

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Price: \$701,000
Method: Sale
Date: 24/10/2020
Property Type: House (Res)
Land Size: 695 sqm approx