

## 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	787 Burwood Hwy, Ferntree Gully
---	---------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

\$727,000	&	\$799,700
-----------	---	-----------

### Median sale price

(\*Delete house or unit as applicable)

Median price	\$748,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Ferntree Gully
Period - From	1/1/18	to	1/3/18	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). 59 Windermere Drive Ferntree Gully	\$ 750,000	05/03/17
2). 8 Fuchsia Street Ferntree Gully	\$723,000	17/02/17
3). 21 Hooker Road Ferntree Gully	\$790,000	15/03/17