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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

18 Virginia Way, Ferntree Gully 3156
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**Indicative selling price**

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

Range between

\$600,000
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&

\$660,000
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**Median sale price**

Median price

\$758,350
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\*House

X
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Suburb

Ferntree Gully
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Period - From

01/04/2018
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to

30/06/2018
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Source

REIV
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**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
93 Linda Crescent, Ferntree Gully 3156	\$657,000	23/05/2018
6 Hooker Road, Ferntree Gully 3156	\$630,000	28/07/2018
28 Loretto Avenue, Ferntree Gully 3156	\$616,500	18/07/2018

Property data source: [propertydata.com.au](http://propertydata.com.au). Generated on 20<sup>th</sup> August 2018.