

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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	7 Renown Street, Ferntree Gully Vic 3156
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$775,000	Hou	ise X	Unit		Suburb	Ferntree Gully
Period - From	01/07/2017	to	30/09/2017		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

	more or conspension property		
1	15 Renown St FERNTREE GULLY 3156	\$718,000	23/10/2017
2	14 Alexander Cr FERNTREE GULLY 3156	\$715,000	20/07/2017
3	19 Renown St FERNTREE GULLY 3156	\$700,000	15/09/2017

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.

Account - Barry Plant

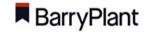




Price

Date of sale

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Indicative Selling Price \$650,000 - \$715,000 Median House Price September quarter 2017: \$775,000





Comparable Properties



15 Renown St FERNTREE GULLY 3156 (REI)

- 1 🙈

Price: \$718,000

Method: Sold Before Auction

Date: 23/10/2017 **Rooms:** 4

Property Type: House (Res) **Land Size:** 721 sqm approx



14 Alexander Cr FERNTREE GULLY 3156 (REI) Agent Comments

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Price: \$715,000 Method: Private Sale Date: 20/07/2017 Rooms: 5

Property Type: House (Res) **Land Size:** 718 sqm approx



19 Renown St FERNTREE GULLY 3156 (REI)

3 = 1

Price: \$700,000 Method: Private Sale Date: 15/09/2017 Rooms: 4

Property Type: House Land Size: 806 sqm approx



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Agent Comments

Agent Comments