

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

7 Renown Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$775,000

House

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	Price	Date of sale
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.~~

Brendan Murphy

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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

September quarter 2017: \$775,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



15 Renown St FERNTREE GULLY 3156 (REI)

Agent Comments



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



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)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 15/09/2017

Rooms: 4

Property Type: House

Land Size: 806 sqm approx