

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 6 Hatherly Grove, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$750,000 House X Unit Suburb Ferntree Gully

Period - From 01/01/2017 to 31/12/2017 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 | 18 Glenfern Rd FERNTREE GULLY 3156 | \$840,000 | 10/11/2017 |
| 2 | 34 Francis Cr FERNTREE GULLY 3156 | \$825,000 | 25/11/2017 |
| 3 | 8 Cornhill St FERNTREE GULLY 3156 | \$818,000 | 30/11/2017 |

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1018 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending December 2017: \$750,000

Comparable Properties



18 Glenfern Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 3 2

Price: \$840,000
Method: Sold Before Auction
Date: 10/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 740 sqm approx



34 Francis Cr FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 2 2

Price: \$825,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 981 sqm approx



8 Cornhill St FERNTREE GULLY 3156 (REI/VG) Agent Comments

4 2 6

Price: \$818,000
Method: Private Sale
Date: 30/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1011 sqm approx