

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 3/35 Dobson Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$680,000 & \$700,000

Median sale price

Median price \$527,250 Property type Unit Suburb Ferntree Gully

Period - From 01/01/2019 to 31/12/2019 Source REIV

Comparable property sales

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. 2/16 Harwell Rd FERNTREE GULLY 3156	\$690,000	10/08/2019
2. 1/11 Stephen Rd FERNTREE GULLY 3156	\$638,000	28/09/2019
3. 2/19 Dobson St FERNTREE GULLY 3156	\$635,000	14/09/2019

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 12/03/2020 10:54