# McGrath Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@mcgrath.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

Address Including suburb and postcode

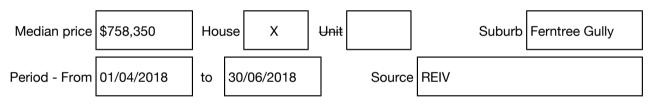
25 Yarana Street, Ferntree Gully Vic 3156

#### Indicative selling price

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

Range between	\$700,000	&	\$770,000
Range between	\$700,000	ă.	\$770,000

#### Median sale price



#### 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	23 Renwick Rd FERNTREE GULLY 3156	\$773,800	13/07/2018
2	10 Ayr St FERNTREE GULLY 3156	\$761,000	19/05/2018
3	18 Yarana St FERNTREE GULLY 3156	\$710,000	18/07/2018

#### 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 - McGrath Waverley | P: 03 85470888 | F: 03 85470800

#### Generated: 03/10/2018 10:07

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





25 Yarana Street, Ferntree Gully Vic 3156

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Rooms: Property Type: House (Res) Land Size: 863 sqm approx Agent Comments McGrath Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

> Indicative Selling Price \$700,000 - \$770,000 Median House Price June quarter 2018: \$758,350

# **Comparable Properties**







Price: \$761,000 Method: Sold Before Auction Date: 19/05/2018 Rooms: -Property Type: House Land Size: 785 sqm approx



18 Yarana St FERNTREE GULLY 3156 (REI) Agent Comments

## **1 - 1** 3 **1 - 1** 2 **1 - 1** 2

Price: \$710,000 Method: Auction Sale Date: 18/07/2018 Rooms: 4 Property Type: House (Res) Land Size: 812 sqm approx

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