

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

Median sale price

Median price \$758,350 House X Unit Suburb Ferntree Gully

Period - From 01/04/2018 to 30/06/2018 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	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.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



23 Renwick Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 1 2

Price: \$773,800

Method: Sold Before Auction

Date: 13/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 847 sqm approx

10 Ayr St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

3 1 2

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

3 2 2

Price: \$710,000

Method: Auction Sale

Date: 18/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 812 sqm approx