
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

22 James Road, Ferntree Gully 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

\$756,000

 *House

X

 Suburb

Ferntree Gully

Period - From

01/07/2017

 to

30/06/2018

 Source

CoreLogic

Comparable property sales

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
41 James Road, Ferntree Gully 3156	\$760,000	05/03/2018
389 Scoresby Road, Ferntree Gully 3156	\$700,000	29/05/2018
7 Florida Drive, Ferntree Gully 3156	\$735,000	22/05/2018

Property data source: REIV propertydata.com.au. Generated on 18th of July at 2018.