

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

1/3 Simpson Road Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

2/14 Marville Court Boronia VIC 3155	\$600,000	09-May-19
2/353 Boronia Road Boronia VIC 3155	\$645,199	03-Oct-19
11/36 Kathryn Road Knoxfield VIC 3180	\$645,888	03-May-19

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 6 months.~~

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2/14 Marville Court Boronia VIC
3155

3 2 1

Sold Price **\$600,000** Sold Date **09-May-19**

Distance **2.18km**



2/353 Boronia Road Boronia VIC
3155

3 2 1

Sold Price ^{RS} **\$645,199** Sold Date **03-Oct-19**

Distance **2.97km**



11/36 Kathryn Road Knoxfield VIC
3180

3 2 1

Sold Price **\$645,888** Sold Date **03-May-19**

Distance **3.05km**

RS = Recent sale UN = Undisclosed Sale

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