

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	3/8 Lording Street, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between \$360,000 & \$390,000	Range between	\$360,000	&	\$390,000
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Median sale price

Median price	\$484,500	Hou	Ise	Unit	Х	Su	ıburb	Ferntree Gully
Period - From	01/04/2019	to	30/06/2019		Source	REIV		

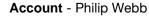
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	3/15 Narcissus Av BORONIA 3155	\$400,000	20/06/2019
2	4/67 Boronia Rd BORONIA 3155	\$396,000	30/06/2019
3	2/41 Harcourt Rd BORONIA 3155	\$370,000	13/02/2019

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.







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Rooms:

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$360,000 - \$390,000 **Median Unit Price** June quarter 2019: \$484,500

Comparable Properties



3/15 Narcissus Av BORONIA 3155 (REI)





Price: \$400,000 Method: Private Sale Date: 20/06/2019

Rooms: -

Property Type: Unit

Agent Comments



4/67 Boronia Rd BORONIA 3155 (REI)

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Price: \$396,000 Method: Private Sale Date: 30/06/2019 Rooms: 3

Property Type: Unit

Agent Comments



2/41 Harcourt Rd BORONIA 3155 (VG)





Price: \$370,000 Method: Sale Date: 13/02/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Philip Webb





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.

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