

## 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	3/8 Lording Street, Ferntree Gully Vic 3156
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

Median price	\$484,500	House		Unit	X	Suburb	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.

	Address 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.



**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)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Rooms:** -  
**Property Type:** Unit



**4/67 Boronia Rd BORONIA 3155 (REI)**

**Agent Comments**



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



**2/41 Harcourt Rd BORONIA 3155 (VG)**

**Agent Comments**



**Price:** \$370,000  
**Method:** Sale  
**Date:** 13/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)