STATEMENT OF INFORMATION

1/10 CLEMATIS AVENUE, FERNTREE GULLY, VIC 3156 PREPARED BY ANDREA LAUKART, I-TRAK REAL ESTATE PTY LTD





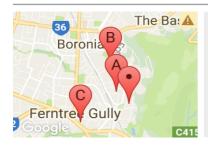
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (Unit)

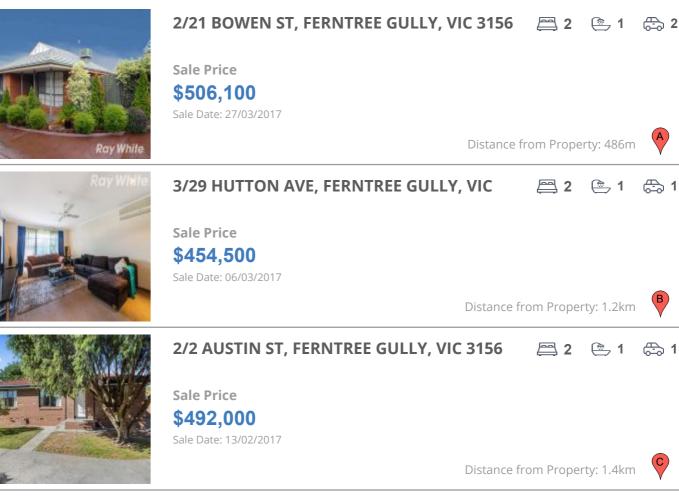
\$510,000

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 30/06/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 1/10 CLEMATIS AVENUE, FERNTREE GULLY, VIC 3156

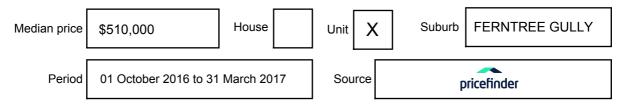
Indicative selling price

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

Price Range:

\$450,000 to \$495,000

Median sale price



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
2/21 BOWEN ST, FERNTREE GULLY, VIC 3156	\$506,100	27/03/2017
3/29 HUTTON AVE, FERNTREE GULLY, VIC 3156	\$454,500	06/03/2017
2/2 AUSTIN ST, FERNTREE GULLY, VIC 3156	\$492,000	13/02/2017

