

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



1/10 CLEMATIS AVENUE, FERNTREE

 2  1  2

Indicative Selling Price

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

Price Range: \$450,000 to \$495,000

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: 

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.



2/21 BOWEN ST, FERNTREE GULLY, VIC 3156

 2  1  2

Sale Price

\$506,100

Sale Date: 27/03/2017

Distance from Property: 486m



3/29 HUTTON AVE, FERNTREE GULLY, VIC

 2  1  1

Sale Price

\$454,500

Sale Date: 06/03/2017

Distance from Property: 1.2km



2/2 AUSTIN ST, FERNTREE GULLY, VIC 3156

 2  1  1

Sale Price

\$492,000

Sale Date: 13/02/2017

Distance from Property: 1.4km



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

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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

Median price

\$510,000

House

Unit

X


Suburb

FERNTREE GULLY

Period

01 October 2016 to 31 March 2017

Source



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