

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 1/8 Colorado Court, Ferntree Gully 3156

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$540,000 *Unit X Suburb Ferntree Gully

Period - From 01/06/2018 to 31/05/2019 Source CoreLogic

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 Florida Drive, Ferntree Gully 3156	\$550,000	07/02/2019
1/8 Litchfield Avenue, Ferntree Gully 3156	\$521,000	29/11/2018
1/19 Scoresby Road, Bayswater 3153	\$520,000	21/05/2019

Property data source: CoreLogic. Generated on 25th of June 2019.