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STATEMENT OF INFORMATION

Single residential property
located outside the Melbourne metropolitan area
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

85 FERNDEN ROAD, LAKE 3945

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* 875,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$415,000 *House ☒ *unit ☐ Suburb or locality LAKE 3945
Period - From July 18 to Sept 18 Source Gofelodie

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 105 FERNDEN ROAD, LAKE 3945	\$ 350,000	7/6/2017
2 916 LAKE POWELL ROAD, LAKE 3945	\$ 720,000	19/7/2018
3 20 GIBBS ROAD, LAKE 3945	\$ 620,000	15/1/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.