

## 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 3 Chalmers Grove, Ferntree Gully

### Indicative selling price

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

Range between \$620,000 & \$680,000

### Median sale price

Median price \$748,050 House X Suburb Ferntree Gully

Period - From 01/07/2017 to 30/06/2018 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales

**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. 5 Clow Avenue UPPER FERNTREE GULLY 3156	\$665,000	21/07/2018
2. 109 Glenfern Road FERNTREE GULLY 3156	\$605,000	26/09/2018
3. 21 Glenfern Road FERNTREE GULLY 3156	\$645,000	27/06/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23 October 2018.