

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	27 Bursaria Avenue, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$750,000	Hou	ise X	Unit		Suburb	Ferntree Gully
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

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

	,		
1	30 Greenaway Dr FERNTREE GULLY 3156	\$755,000	24/05/2017
2	15 Tunbridge Way FERNTREE GULLY 3156	\$735,000	21/06/2017
3	47 Rathmullen Rd BORONIA 3155	\$730,000	10/10/2017

OR

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

Account - Barry Plant

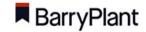




Price

Date of sale

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Indicative Selling Price \$700,000 - \$770,000 **Median House Price** June quarter 2017: \$750,000





Rooms:

Property Type: House Land Size: 743 sqm approx

Agent Comments

Comparable Properties



30 Greenaway Dr FERNTREE GULLY 3156

(REI)



Price: \$755,000

Method: Sold After Auction

Date: 24/05/2017 Rooms: 5

Property Type: House (Res)

Agent Comments



15 Tunbridge Way FERNTREE GULLY 3156

(REI)





Price: \$735.000 Method: Private Sale Date: 21/06/2017 Rooms: 5

Property Type: House Land Size: 725 sqm approx Agent Comments



47 Rathmullen Rd BORONIA 3155 (REI)





Price: \$730,000 Method: Private Sale Date: 10/10/2017

Rooms: 5

Property Type: House Land Size: 741 sqm approx

Account - Barry Plant





Agent Comments

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