

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 Bursaria Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$750,000

House

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 | Price | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 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.~~

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

June quarter 2017: \$750,000



 4  2  1

Rooms:

Property Type: House

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



30 Greenaway Dr FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  1

Price: \$755,000

Method: Sold After Auction

Date: 24/05/2017

Rooms: 5

Property Type: House (Res)



15 Tunbridge Way FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  2

Price: \$735,000

Method: Private Sale

Date: 21/06/2017

Rooms: 5

Property Type: House

Land Size: 725 sqm approx



47 Rathmullen Rd BORONIA 3155 (REI)

Agent Comments

 4  1  1

Price: \$730,000

Method: Private Sale

Date: 10/10/2017

Rooms: 5

Property Type: House

Land Size: 741 sqm approx