

# 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 5 Clematis Avenue, Ferntree Gully Vic 3156

### Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

### 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	203/38 Station St FERNTREE GULLY 3156	\$545,000	19/08/2017
2	2/11 Lane Rd FERNTREE GULLY 3156	\$540,100	28/08/2017
3	15/3-5 Milton St FERNTREE GULLY 3156	\$535,000	18/07/2017

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.



3 1 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 459 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$5,000,000 - \$5,500,000  
**Median House Price**  
June quarter 2017: \$750,000

## Comparable Properties



**203/38 Station St FERNTREE GULLY 3156 (REI)**

**Agent Comments**

3 2 2

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 19/08/2017  
**Rooms:** 4  
**Property Type:** House



**2/11 Lane Rd FERNTREE GULLY 3156 (REI)**

**Agent Comments**

2 1 1

**Price:** \$540,100  
**Method:** Private Sale  
**Date:** 28/08/2017  
**Rooms:** 3  
**Property Type:** House



**15/3-5 Milton St FERNTREE GULLY 3156 (REI)**

**Agent Comments**

3 2 2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 18/07/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 220 sqm approx