

### 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	86 Linda Crescent, 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	\$670,000	&	\$730,000

## Median sale price

Median price	\$760,000	Hou	use X	Unit			Suburb	Ferntree Gully
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

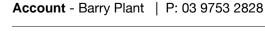
# Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1/11 Wattletree Rd FERNTREE GULLY 3156	\$758,000	07/03/2018
2	38 Elton Rd FERNTREE GULLY 3156	\$725,000	29/01/2018
3	21 Manuka Dr FERNTREE GULLY 3156	\$692,000	07/02/2018

#### 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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