

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 GLENFERN ROAD, FERNTREE GULLY,**  **3**  **1**  **1**

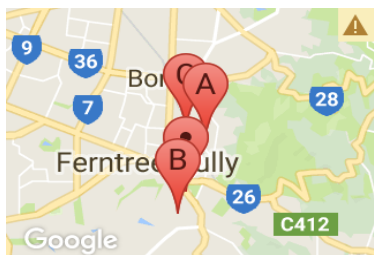
### Indicative Selling Price

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

**Price Range:** **\$580,000 to \$638,000**

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



### FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (House)

**\$743,000**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**1/14 VERONICA ST, FERNTREE GULLY, VIC**  **3**  **1**  **1**

### Sale Price

**\*\$615,000**

Sale Date: 27/04/2018

Distance from Property: 1.6km



**1 ORMONDE RD, FERNTREE GULLY, VIC 3156**  **3**  **1**  **-**

### Sale Price

**\*\$611,000**

Sale Date: 20/04/2018

Distance from Property: 666m



**6 HALSEY ST, FERNTREE GULLY, VIC 3156**  **3**  **1**  **1**

### Sale Price

**\*\*\$625,000**

Sale Date: 27/03/2018

Distance from Property: 1.8km



This report has been compiled on 12/06/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

21 GLENFERN ROAD, 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)

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$743,000

House

X

Unit


Suburb

FERNTREE GULLY

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
1/14 VERONICA ST, FERNTREE GULLY, VIC 3156	*\$615,000	27/04/2018
1 ORMONDE RD, FERNTREE GULLY, VIC 3156	*\$611,000	20/04/2018
6 HALSEY ST, FERNTREE GULLY, VIC 3156	**\$625,000	27/03/2018