

# 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 40 Bruce Crescent, Ferntree Gully

### Indicative selling price

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

Range between \$530,000 & \$580,000

### Median sale price

Median price \$455,000 Property type Vacant Land Suburb Rowville

Period - From 01/10/2018 to 30/09/2019 Source REIV

### Comparable property sales

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. 6 Stewart St BORONIA 3155	\$545,000	06/09/2019
2. 1 Salina Rise FERNTREE GULLY 3156	\$500,000	08/08/2019
3. 38 Bruce Cres FERNTREE GULLY 3156	\$540,000	23/07/2019

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 13/11/2019 9:55