

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**11A Loretto Avenue,  
FERNTREE GULLY 3156**

### Indicative selling price

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

**Range \$620,000 - \$680,000**

### Median sale price

Median **Unit** for **FERNTREE GULLY** for period **Jul 2018 - Jul 2019**

Sourced from **Realestate.com.au**.

**\$585,000**

### 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 the most comparable to the property for sale.

**2/16 Harwell Road,**  
Ferntree Gully 3156

**Price \$690,000** Sold 10  
August 2019

**42A Mountain Gate Drive,**  
Ferntree Gully 3156

**Price \$685,000** Sold 12 July  
2019

**2/11 Stephen Road,**  
Ferntree Gully 3156

**Price \$630,000** Sold 25 April  
2019

This Statement of Information was prepared on 19th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

Unit



3 beds



2 baths



1 parking

### One Agency Zhu Property

2/333 Wantirna Road,  
Wantirna VIC 3152

### Contact agents



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**ONEAGENCY**  
ZHU PROPERTY