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	17 Orna Street, Ferntree Gully Vic 3156
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$783,500	Pro	perty Type	House		Suburb	Ferntree Gully
Period - From	01/10/2020	to	31/12/2020		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

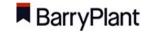
Add	dress of comparable property	Price	Date of sale
1	77 Adele Av FERNTREE GULLY 3156	\$795,000	17/10/2020
2	41 Dairy La FERNTREE GULLY 3156	\$788,000	07/02/2021
3	9 Benbow Cr BORONIA 3155	\$775,600	27/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/03/2021 13:55





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Indicative Selling Price \$765,000 - \$805,000 Median House Price December quarter 2020: \$783,500



Property Type: House (Previously Occupied - Detached)

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



77 Adele Av FERNTREE GULLY 3156 (VG)

3





Price: \$795,000 Method: Sale Date: 17/10/2020

Property Type: House (Res) **Land Size:** 732 sqm approx

Agent Comments

41 Dairy La FERNTREE GULLY 3156 (REI)

4 3





Price: \$788,000

Method: Sold Before Auction

Date: 07/02/2021

Property Type: House (Res)

Agent Comments



9 Benbow Cr BORONIA 3155 (REI)

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Price: \$775,600 **Method:** Auction Sale **Date:** 27/02/2021

Property Type: House (Res) **Land Size:** 827 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



