

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

41 Loretto Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$750,000

House

X

Unit

Suburb

Ferntree Gully

Period - From

01/04/2017

to

30/06/2017

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	Price	Date of sale
1	7 Pearl PI FERNTREE GULLY 3156	\$805,000	10/04/2017
2	17 Twin Ct FERNTREE GULLY 3156	\$800,000	05/07/2017
3	30 Greenaway Dr FERNTREE GULLY 3156	\$755,000	24/05/2017

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.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
June quarter 2017: \$750,000

Comparable Properties



7 Pearl PI FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  -

Price: \$805,000
Method: Private Sale
Date: 10/04/2017
Rooms: 5
Property Type: House
Land Size: 757 sqm approx



17 Twin Ct FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  2

Price: \$800,000
Method: Auction Sale
Date: 05/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 765 sqm approx



30 Greenaway Dr FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  1

Price: \$755,000
Method: Sold After Auction
Date: 24/05/2017
Rooms: 5
Property Type: House (Res)