

Dean Allsop 0428 339 364 dallsop@barryplant.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sal	е
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Address	41 Loretto Avenue, Ferntree Gully Vic 3156
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$750,000	۵.	\$825,000
range between	Ψ1 30,000	α	ψ023,000

#### Median sale price

Median price	\$750,000	Hou	ise 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

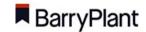
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant

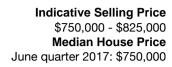




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Rooms:

**Property Type:** House **Land Size:** 730 sqm approx

**Agent Comments** 

# Comparable Properties



7 Pearl PI FERNTREE GULLY 3156 (REI)



**a** .

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)







**Price:** \$800,000 **Method:** Auction Sale **Date:** 05/07/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 765 sqm approx

**Agent Comments** 

Agent Comments



30 Greenaway Dr FERNTREE GULLY 3156

(REI)

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(EI)

Price: \$755,000

Date: 24/05/2017

Rooms: 5

Property Type: House (Res)

Method: Sold After Auction

**Agent Comments** 

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