

## 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

15 Dairy Lane, Ferntree Gully Vic 3156

#### Indicative selling price

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

Range between \$650,000

&

\$700,000

#### Median sale price

Median price \$728,000

House

X

Suburb

Ferntree Gully

Period - From 01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Elmore Ct FERNTREE GULLY 3156	\$696,000	14/05/2017
21 Allora Av FERNTREE GULLY 3156	\$683,000	20/05/2017
25 Stephen Rd FERNTREE GULLY 3156	\$650,000	12/04/2017