

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

5 Iluka Court, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price*

Median price \$750,000 Property Type House Suburb Ferntree Gully

Period - From 04/11/2019 to 05/02/2020 Source REA

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	53 Francis Cr FERNTREE GULLY 3156	\$745,000	02/11/2019
2	12 Glenfern Rd FERNTREE GULLY 3156	\$711,000	17/09/2019
3	8 Glenfern Rd FERNTREE GULLY 3156	\$700,000	10/11/2019

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.~~

This Statement of Information was prepared on:

14/02/2020 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price *
04/11/2019 - 05/02/2020: \$750,000
* Agent calculated median

Comparable Properties



53 Francis Cr FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$745,000
Method: Auction Sale
Date: 02/11/2019
Rooms: 4
Property Type: House (Res)
Land Size: 715 sqm approx



12 Glenfern Rd FERNTREE GULLY 3156 (VG)

Agent Comments



Price: \$711,000
Method: Sale
Date: 17/09/2019
Property Type: House (Res)
Land Size: 717 sqm approx



8 Glenfern Rd FERNTREE GULLY 3156 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 10/11/2019
Property Type: House (Res)
Land Size: 715 sqm approx