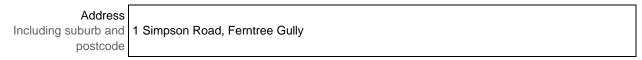
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for sa
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Range between	\$*720,000	&	\$790,000	

#### Median sale price

Median price	\$690,000		Property type	House		Suburb	Ferntree Gully
Period - From	20/12/2018	to	19/12/2019	Source	realestate.co	om.au	

### 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 – 20 Kelvin Drive, Ferntree Gully	\$798,000	24/9/2019
2 – 48 Gaydon Street, Ferntree Gully	\$745,000	11/10/2019
3 – 13 Elder Grove, Boronia	\$740,000	9/11/2019

This Statement of Information was prepared on:	19/2/2020

