

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 1 Simpson Road, Ferntree Gully

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.com.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