

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 The Knoll, Ferntree Gully

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$733,000

House

X

Suburb Ferntree Gully

Period - From 01/01/2018 to 31/12/2018

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 30 Folkstone Cr FERNTREE GULLY 3156	\$730,000	26/02/2019
2.. 23 Hooker Rd FERNTREE GULLY 3156	\$705,000	25/02/2019
3. 65 Bryden Dr FERNTREE GULLY 3156	\$690,000	01/03/2019

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 15 April 2019.