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Member of REIV

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## STATEMENT OF INFORMATION

### Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Unit offered for sale

Address 13 - 15 RAWLINGS AVENUE FERN TREE GULLY VIC 3156  
Including suburb and Medium price FTG 3x2x2Car \$758k & 4x2x2Car \$848k  
postcode Fern tree Gully Vic 3156 -Agents Advice

#### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
U1 / 4x3x2Car Dble Storey St Frontage	\$* _____ Or range between	\$770,000	& \$847,000
U5 / 4x3x2Car Dble Storey	\$* _____ Or range between	\$750,000	& \$825,000
U3 / 3x2x2Car Single Storey	\$* _____ Or range between	\$730,000	& \$750,000
	\$* _____ Or range between	\$*	& \$
	\$* _____ Or range between	\$*	& \$

Additional entries may be included or attached as required.

#### Suburb unit median sale price

Median price \$758,000 & \$849,000 Suburb Fern tree Gully

Period - From Feb 2021 To Feb 2021 Source REALESTATE.COM.AU

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
4Beds, 3Baths, 3Toilets, 2Car	1 U 1 / 10 Pinnacle Ave Ftg	\$860,000	20 Feb 2021
	2		
	3		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3Beds, 2Bath, 3Toilet 2car	1 Lot 2 / 117 Burke Road FTG	\$830,000	23 Feb 2021
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3Beds, 2bath, 2Toilets, 2Car	1 U 3 / 8 Clendon Rd	\$ 750,000	12 Dec 2021
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on:

28 / 03 / 2021