

## 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

19 Fern Road, Upper Ferntree Gully Vic 3156

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 &amp; \$847,000

**Median sale price\***

Median price  House  Unit  Suburb

Period - From  to  Source

**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 18 Glenfern Rd FERNTREE GULLY 3156	\$840,000	10/11/2017
2 12 Mountain Ash Ct UPPER FERNTREE GULLY 3156	\$828,000	15/11/2017
3 14 Kia Ora Pde FERNTREE GULLY 3156	\$785,000	27/11/2017

**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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land

Land Size: 1413 sqm approx

Agent Comments

## Comparable Properties



18 Glenfern Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$840,000

Method: Sold Before Auction

Date: 10/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 740 sqm approx



12 Mountain Ash Ct UPPER FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$828,000

Method: Sold Before Auction

Date: 15/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 554 sqm approx



14 Kia Ora Pde FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 27/11/2017

Rooms: -

Property Type: House (Res)