

*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

5/33 Edina Road, Ferntree Gully Vic 3156

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$*430,000 & \$470,000

Median sale price

Median price \$580,000 *Unit X Suburb Ferntree Gully

Period - From 2/02/2018 to 1/02/2019 Source realestate.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 – 1/220 Boronia Road, Boronia	\$482,500	15/12/2018
2 – 2/101 Forest Road, Ferntree Gully	\$495,000	25/8/2018
3 – 1/24 Adele Avenue, Ferntree Gully	\$500,000	12/2/2019

Date: 12/06/2019