

## 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

2/2 Dorset Road, 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

\$440,000

&

\$460,000

#### Median sale price

Median price

\$567,500

House

Unit

X

Suburb

Ferntree Gully

Period - From

01/04/2018

to

31/03/2019

Source

REIV

#### 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	3/8 Francis Cr FERNTREE GULLY 3156	\$465,000	26/02/2019
2	2/4a Daffodil Rd BORONIA 3155	\$445,000	11/03/2019
3	G14/9 Mountain Gate Dr FERNTREE GULLY 3156	\$435,000	10/12/2018

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.