

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	2/2 Dorset Road, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$440,000	&	\$460,000
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Median sale price

Median price	\$567,500	Hou	se	Unit	Х	Su	ıburb	Ferntree Gully
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

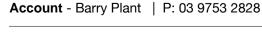
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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