

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 15 Johnson Drive, Ferntree Gully VIC 3156

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$690,000 House ☒ Unit ☐ Suburb Ferntree Gully

Period - From 01 / 07 / 2017 to 30 / 09 / 2017 Source REIV

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. 34 Russell Crescent, Boronia VIC 3155	\$820,000	08 / 07 / 2017
2. 3 Hooker Road, Ferntree Gully VIC 3156	\$861,000	29 / 07 / 2017
3. 2 Lakewood Drive, Knoxfield VIC 3180	\$899,000	02 / 11 / 2017