

## 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 23 Merricks Close, Ferntree Gully 3156

### Indicative selling price

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

Range between \$690,000 & \$750,000

### Median sale price

Median price \$735,000 \*House ☒ Suburb Ferntree Gully

Period - From 01/02/2018 to 31/01/2019 Source CoreLogic

### Comparable property sales

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
5 Barton Avenue, Ferntree Gully 3156	\$691,400	01/10/2018
5 Alvina Street, Ferntree Gully 3156	\$696,000	19/01/2019
4 Roberts Street, Ferntree Gully 3156	\$715,000	07/11/2018

Property data source: CoreLogic. Generated on 19<sup>th</sup> February 2019.