

#### 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	2/1 Butlers Road, Ferntree Gully Vic 3156
Including suburb and	
postcode	

# Indicative selling price

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

#### Median sale price

Median price	\$598,500	Hou	se	Unit	Х		Suburb	Ferntree Gully
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

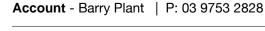
# Comparable property sales (\*Delete A or B below as applicable)

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	1/11 Lane Rd FERNTREE GULLY 3156	\$530,000	09/02/2018
2	3/38 Lording St FERNTREE GULLY 3156	\$520,000	13/03/2018
3	3/151 Underwood Rd FERNTREE GULLY 3156	\$512,500	24/04/2018

#### 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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