

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

13 Johnson Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$775,000 House X Unit Suburb Ferntree Gully

Period - From 01/07/2017 to 30/09/2017 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	93 Burke Rd FERNTREE GULLY 3156	\$770,000	19/08/2017
2	1753 Ferntree Gully Rd FERNTREE GULLY 3156	\$747,000	19/12/2017
3	31 Stephen Rd FERNTREE GULLY 3156	\$724,000	09/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2017: \$775,000

Comparable Properties



93 Burke Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 720 sqm approx



1753 Ferntree Gully Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$747,000
Method: Private Sale
Date: 19/12/2017
Rooms: 4
Property Type: House
Land Size: 746 sqm approx



31 Stephen Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$724,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House