

Daniel Cripps 98014777 0418 517 480 dcripps@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	15 Renown Street, Ferntree Gully Vic 3156
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$750,000	Hou	ise X	Unit		Suburb	Ferntree Gully
Period - From	01/04/2017	to	30/06/2017		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	5 Halley Rd FERNTREE GULLY 3156	\$650,000	15/08/2017
2	25 Stephen Rd FERNTREE GULLY 3156	\$650,000	12/04/2017
3	6 Lynn Dr FERNTREE GULLY 3156	\$631,000	08/04/2017

OR

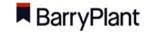
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$600,000 - \$660,000 **Median House Price** June quarter 2017: \$750,000

Rooms:

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



Comparable Properties



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Property Type: House (Res) Land Size: 428 sqm approx

Price: \$650,000 Method: Private Sale Date: 15/08/2017 Rooms: 5



25 Stephen Rd FERNTREE GULLY 3156 (REI)

3

Price: \$650.000 Method: Private Sale Date: 12/04/2017 Rooms: 5

Property Type: House Land Size: 733 sqm approx

6 Lynn Dr FERNTREE GULLY 3156 (REI)

└── 3

Price: \$631,000 Method: Auction Sale Date: 08/04/2017 Rooms: -

Property Type: House (Res) Land Size: 730 sqm approx

Agent Comments

Agent Comments

Agent Comments

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