

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 53 Cambden Park Parade, Ferntree Gully, 3156

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$750,000 *House ☒ *Unit ☐ Suburb Ferntree Gully
Period - From 01/01/2017 to 31/12/2017 Source REIV propertydata.com.au

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
41 Loretto Avenue, Ferntree Gully, 3156	\$790,000	28/10/2017
11 Cheryl Crescent, Ferntree Gully, 3156	\$785,000	23/09/2017
1 Dover Court, Ferntree Gully, 3156	\$748,200	24/10/2017

Property data source: REIV propertydata.com.au. Generated on 19th February, 2018.