

## 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 41 Watling Grove, Ferntree Gully Vic. 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$670,000 & \$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$730,000 \*House \*Unit Suburb Ferntree Gully Vic 3156

Period - From 01/05/2017 to 01/07/2017 Source Core Logic Pacific

### 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
¾ Wilkes Street, Ferntree Gully Vic 3156	\$700,000	10/10/2017
52A Loretto Avenue Ferntree Gully Vic 3156	\$705,000	07/10/2017
4/4 Austin Street, Ferntree Gully Vic 3156	\$670,000	27/05/2017