

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 | 1/26 George Street, Ferntree Gully Vic 3156 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$800,000 | & | \$880,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|----------------|
| Median price | \$598,500 | House | | Unit | X | 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.

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 13 Acacia Rd UPPER FERNTREE GULLY 3156 | \$880,500 | 09/05/2018 |
| 2 | 6 Hatherly Gr FERNTREE GULLY 3156 | \$855,000 | 06/05/2018 |
| 3 | 2/2 Hazelwood Rd BORONIA 3155 | \$825,000 | 16/06/2018 |

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.