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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

81 Forest Road, Ferntree Gully VIC 3156
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$720,000	&	\$745,000
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### Median sale price

Median price

\$757,325	*House	X	Suburb	Ferntree Gully
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Period - From

01/08/2017	to	31/07/2018	Source	CoreLogic rpdata.com.au
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### 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
23 The Crescent, Ferntree Gully 3156	\$757,325	12/03/2018
18 Agora Boulevard, Ferntree Gully 3156	\$752,500	03/06/2018
15 Lynn Drive, Ferntree Gully 3156	\$745,000	07/06/2018

Property data source: CoreLogic rpdata.com.au. Generated on 3<sup>rd</sup> September, 2018.