

#### 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	15 Chalmers Grove, Ferntree Gully Vic 3156
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$660,000	&	\$725,000

#### Median sale price

Median price	\$748,050	Hou	ıse X	Unit		:	Suburb	Ferntree Gully
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

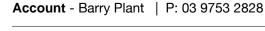
### Comparable property sales (\*Delete A or B below as applicable)

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 7 Waters Av UPPER FERNTREE GULLY 3156 \$717,250 29/08/2017 2 4 Hughes Rd UPPER FERNTREE GULLY 3156 \$700,000 28/10/2017 3 23 Austin St FERNTREE GULLY 3156 \$685,000 28/09/2017

#### 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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