

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

23 Hooker Road, Ferntree Gully, VIC 3156

INDICATIVE SELLING PRICE

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

Range Between \$665,000 & \$730,000

MEDIAN SALE PRICE

Median price \$740,000 | House | Ferntree Gully (3156)

Period - From 1 February 2018 to 31 January 2019 | Source - CORELOGIC

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
25 YARANA STREET, FERNTREE GULLY VIC 3156	\$6,728,000	22/10/2018
54 CAMBDEN PARK PARADE, FERNTREE GULLY VIC 3156	\$730,000	05/11/2018
22 SANDGATE BOULEVARD, FERNTREE GULLY VIC 3156	\$680,000	19/11/2018