
STATEMENT OF INFORMATION

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 36 Moira Avenue, Ferntree Gully, 3156

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$740,000 *House ☒ Suburb Ferntree Gully

Period - From 01/01/2018 to 31/12/2018 Source REIV propertydata.com.au

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
29 Stephen Road, Ferntree Gully, 3156	\$710,000	15/12/2018
4 Eytan Street, Ferntree Gully, 3156	\$708,000	13/10/2018
39 Agora Boulevard, Ferntree Gully, 3156	\$730,000	20/09/2018

Property data source: REIV propertydata.com.au. Generated on 17th January, 2019.