
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

2 Akron Street, Ferntree Gully

Indicative selling price

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

range between

\$650,000

&

\$680,000

Median sale price

Median price

\$754,500

House

X

Suburb

Ferntree Gully

Period - From

01/09/2017

to

31/08/2018

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
4 Daffodil Road, Boronia	\$680,000	11/08/2018
78 Forest Road, Ferntree Gully	\$656,500	10/04/2018
40 Blackwood Park Road, Ferntree Gully	\$665,000	04/04/2018

Property data source: propertydata.com.au. Generated on 19^h September 2018.