

# 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 38 Olivebank Road, Ferntree Gully VIC 3156

#### Indicative selling price

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

Single price \$690,000

or range between \$750,000

&

\$

#### Median sale price

Median price \$775,000

House ☒

Unit ☐

Suburb Ferntree Gully

Period - From 01 / 07 / 2017

to 30 / 09 / 2017

Source REIV

#### Comparable property sales

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. 44 Conyers Street, The Basin VIC 3154    | \$745,500 | 04 / 09 / 2017 |
| 2. 19 Butlers Road, Ferntree Gully VIC 3156 | \$725,000 | 18 / 11 / 2017 |
| 3. 7 Renown Street, Ferntree Gully VIC 3156 | \$728,000 | 02 / 12 / 2017 |