

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
Including suburb and
postcode

2 Breen Terrace, Ferny Creek Vic 3786

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$745,000

House

X

Unit

Suburb Ferny Creek

Period - From 01/07/2016

to

30/06/2017

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	110 Mount Dandenong Tourist Rd TREMONT 3785	\$600,000	07/04/2017
2	284 Mount Dandenong Tourist Rd SASSAFRAS 3787	\$596,000	13/07/2017
3	8 Titania Cr TREMONT 3785	\$588,000	11/08/2017

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.~~



2
 1
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Rooms:
Property Type: House
Land Size: 1142 sqm approx
 Agent Comments

Indicative Selling Price
 \$570,000 - \$620,000
Median House Price
 Year ending June 2017: \$745,000

Comparable Properties



110 Mount Dandenong Tourist Rd TREMONT 3785 (REI)

Agent Comments

2
 2
 3

Price: \$600,000
Method: Private Sale
Date: 07/04/2017
Rooms: 10
Property Type: House
Land Size: 1927 sqm approx



284 Mount Dandenong Tourist Rd SASSAFRAS 3787 (REI)

Agent Comments

3
 1
 1

Price: \$596,000
Method: Private Sale
Date: 13/07/2017
Rooms: 9
Property Type: House
Land Size: 1218 sqm approx



8 Titania Cr TREMONT 3785 (REI)

Agent Comments

2
 1
 1

Price: \$588,000
Method: Private Sale
Date: 11/08/2017
Rooms: 3
Property Type: House
Land Size: 2130 sqm approx