

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

2/35 Dobson Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$728,000

House

X

Suburb

Ferntree Gully

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/39 Bunnett Rd KNOXFIELD 3180	\$542,000	02/03/2017
3/15 Wattletree Rd FERNTREE GULLY 3156	\$535,000	23/03/2017
2/28 Adele Av FERNTREE GULLY 3156	\$535,000	07/12/2016