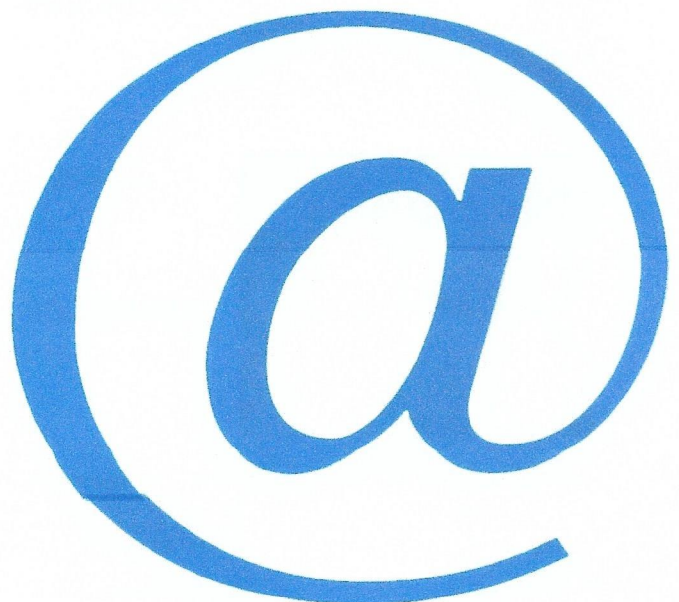


# **STATEMENT OF INFORMATION**

2/50 LORETTO AVENUE, FERNTREE GULLY, VIC 3156  
PREPARED BY CRAIG TAYLOR, LEVEL 10/555 LONSDALE STREET, MELBOURNE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 Loretto Avenue, Ferntree Gully

### 2/50 LORETTO AVENUE, FERNTREE

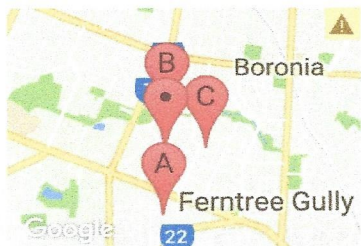
4 3 2

#### Indicative Selling Price

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

Price Range: **820,000 to 900,000**

## MEDIAN SALE PRICE



### FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (House)

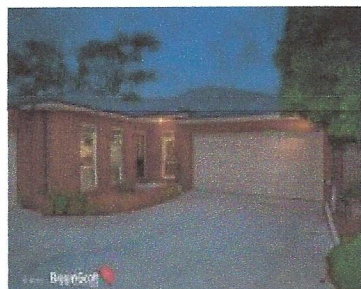
**\$716,000**

01 October 2016 to 30 September 2017

Provided by:

## COMPARABLE PROPERTIES

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.



### 2/17 RENWICK RD, FERNTREE GULLY, VIC

4 2 2

#### Sale Price

**\*\$817,700**

Sale Date: 14/07/2017

Distance from Property: 997m



### 1/28 MANUKA DR, FERNTREE GULLY, VIC

3 2 2

#### Sale Price

**\*\$860,000**

Sale Date: 16/09/2017

Distance from Property: 520m



### 30 NORVEL RD, FERNTREE GULLY, VIC

3 2 2

#### Sale Price

**\*\$851,000**

Sale Date: 08/08/2017

Distance from Property: 552m



This report has been compiled on 13/11/2017 by Craig Taylor. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 2/50 LORETTO AVENUE, 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)

Price Range: 820,000 to 900,000

### Median sale price

Median price \$716,000 House ☒ Unit ☐ Suburb FERNTREE GULLY

Period 01 October 2016 to 30 September 2017 Source 

### 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
2/17 RENWICK RD, FERNTREE GULLY, VIC 3156	*\$817,700	14/07/2017
1/28 MANUKA DR, FERNTREE GULLY, VIC 3156	*\$860,000	16/09/2017
30 NORVEL RD, FERNTREE GULLY, VIC 3156	*\$851,000	08/08/2017

