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Member of REIV

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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 51 Piperita Road, Ferntree Gully Vic 3156

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*799,950 or range between \$\* & \$

#### Median sale price

Median price \$815,000 Property Type House Suburb Ferntree Gully

Period - From 3/11/2020 to 3/11/2021 Source Pricefinder

#### 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 9 CINEREA AVE, FERNTREE GULLY 3156	\$801,000	13/06/2021
2 59 PIPERITA RD, FERNTREE GULLY 3156	\$765,432	21/06/2021
3 17 LIGHTWOOD DR, FERNTREE GULLY 3156	\$795,000	24/05/2021

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.

This Statement of Information was prepared on: 03/11/2021