

## 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

59 Joan 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 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

81 Bayview Crescent The Basin VIC 3154	\$1,060,000	02-Jun-19
72 Mercia Avenue The Basin VIC 3154	\$930,000	30-Sep-19

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 6 months.

This Statement of Information was prepared on: 15 October 2019



**81 Bayview Crescent The Basin VIC 3154**

Sold Price

**\$1,060,000**

Sold Date

**02-Jun-19**

 4  2  2

Distance

**1.44km**



**72 Mercia Avenue The Basin VIC 3154**

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**30-Sep-19**

 4  2  2

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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