

Daniel Cripps 9801 4777 0418 517 480 dcripps@barryplant.com.au

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 Houghton Drive, Ferntree Gully Vic 3156				

Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$760,000	Hou	ise X	Unit		Sub	Pourb Ferntree Gully
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	1/48 Adele Av FERNTREE GULLY 3156	\$690,000	26/05/2018
2	3/48 Adele Av FERNTREE GULLY 3156	\$680,000	29/05/2018
3	10 St Laurent Rise KNOXFIELD 3180	\$655,000	23/04/2018

OR

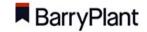
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant



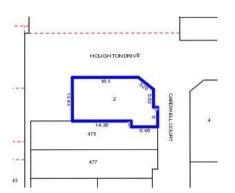


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Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending March 2018: \$760,000



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties

1/48 Adele Av FERNTREE GULLY 3156 (REI)

3 - 2

Price: \$690,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



3/48 Adele Av FERNTREE GULLY 3156 (REI)

43 📛 2 🛱

Price: \$680,000 **Method:** Private Sale **Date:** 29/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



10 St Laurent Rise KNOXFIELD 3180 (REI)

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Price: \$655,000 Method: Private Sale Date: 23/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant





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