

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$760,000

House

X

Unit

Suburb 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.

| | Address 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.



 3  2  2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

1/48 Adele Av FERNTREE GULLY 3156 (REI)

Agent Comments

 3  2  1

Price: \$690,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Townhouse (Res)



3/48 Adele Av FERNTREE GULLY 3156 (REI)

Agent Comments

 3  2  2

Price: \$680,000

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: Townhouse (Res)



10 St Laurent Rise KNOXFIELD 3180 (REI)

Agent Comments

 3  2  2

Price: \$655,000

Method: Private Sale

Date: 23/04/2018

Rooms: -

Property Type: Townhouse (Res)