

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

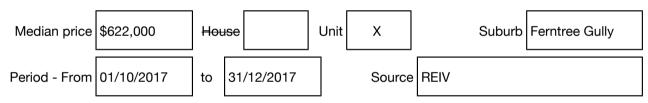
s 1/11 Lane Road, Ferntree Gully Vic 3156 d e

Indicative selling price

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

Range between	\$499,000	&	\$548,000	

Median sale price



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	2/26 Veronica St FERNTREE GULLY 3156	\$545,000	05/10/2017
2	1/29 Forest Rd FERNTREE GULLY 3156	\$530,000	28/10/2017
3	2/36 Margot St FERNTREE GULLY 3156	\$515,000	02/11/2017

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 - Bell RE Belgrave | P: 03 9754 6888

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Unit Land Size: 211 sqm approx Agent Comments

Indicative Selling Price \$499,000 - \$548,000 **Median Unit Price** December quarter 2017: \$622,000

Comparable Properties



(REI/VG) **1** 1 - 2 Price: \$545,000 Method: Private Sale

Date: 05/10/2017 Rooms: 4 Property Type: Unit Land Size: 180 sqm approx Agent Comments



1/29 Forest Rd FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$530,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: Unit



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2/36 Margot St FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$515,000 Method: Private Sale Date: 02/11/2017 Rooms: 3 Property Type: Unit

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