

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

1/11 Lane Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$499,000

&

\$548,000

Median sale price

Median price \$622,000

House

Unit

X

Suburb

Ferntree Gully

Period - From 01/10/2017

to

31/12/2017

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	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.



3 1 0

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



2/26 Veronica St FERNTEE GULLY 3156 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 05/10/2017
Rooms: 4
Property Type: Unit
Land Size: 180 sqm approx



1/29 Forest Rd FERNTEE GULLY 3156 (REI)

Agent Comments

2 1 1

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



2/36 Margot St FERNTEE GULLY 3156 (REI)

Agent Comments

2 1 1

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