

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 24 Richborough Grove, 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 \$715,000 House X Unit Suburb Ferntree Gully

Period - From 01/07/2018 to 30/09/2018 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	8 Frudal Cr KNOXFIELD 3180	\$713,000	18/10/2018
2	28 Greenaway Dr FERNTREE GULLY 3156	\$675,000	15/10/2018
3	2 Akron St FERNTREE GULLY 3156	\$655,000	19/10/2018

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.