

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 | 24 Richborough Grove, Ferntree Gully Vic 3156 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$650,000 | & | \$715,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$715,000 | Hou | use X | Unit | | ; | Suburb | Ferntree Gully |
|---------------|------------|-----|------------|------|--------|------|--------|----------------|
| Period - From | 01/07/2018 | to | 30/09/2018 | | Source | REIV | | |

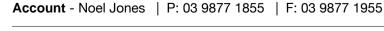
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress 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.







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