

Riley Nicholas 59684522 0488501218 rnicholas@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Address Including suburb and postcode	cluding suburb and		y Creek Vic 3786		
Indicative selling pri	ce				
For the meaning of this	orice see con	sumer.vic.gov.a	au/underquoting		
Range between \$1,00	0,000	&	\$1,100,000		
Median sale price					
Median price \$846,50	DO Hou	use X	Unit	Suburb	Ferny Creek
Period - From 01/01/2	2018 to	31/12/2018	Source	REIV	
Comparable property	y sales (*De	lete A or B be	elow as applica	ıble)	
	estate agent			he property for sale ders to be most col	
Address of comparable property				Price	Date of sale
1					
2					
3					
OR					
B * The estate ager	nt or agent's r	representative r	easonably believe	es that fewer than t	hree comparable

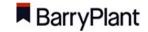
properties were sold within two kilometres of the property for sale in the last six months.

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\$1,000,000 - \$1,100,000 **Median House Price**

Indicative Selling Price

Year ending December 2018: \$846,500

Agent Comments



Rooms: Property Type: House Land Size: 1640 sqm approx **Agent Comments**

Comparable Properties



3 Seaview Av FERNY CREEK 3786 (REI/VG)

Price: \$1,085,000 Method: Private Sale Date: 18/12/2018 Rooms: 8

Property Type: House Land Size: 4644 sqm approx

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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