

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/34 HUTTON AVENUE, FERNTREE**

 3  2  2

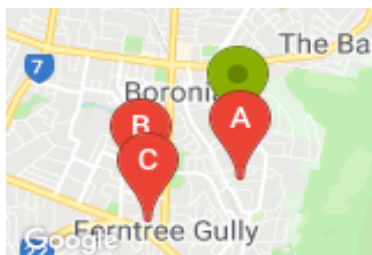
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$570,000 to \$620,000**

Provided by: Laurel Atkinson, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**FERNTREE GULLY, VIC, 3156**

**Suburb Median Sale Price (Unit)**

**\$580,000**

01 January 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**1/14 VERONICA ST, FERNTREE GULLY, VIC**

 3  1  1

**Sale Price**

**\$615,000**

Sale Date: 27/03/2018

Distance from Property: 642m



**1/4 SIMPSON RD, FERNTREE GULLY, VIC 3156**

 3  1  -

**Sale Price**

**\$580,000**

Sale Date: 19/02/2018

Distance from Property: 1.5km



**1/8 WESTLEY ST, FERNTREE GULLY, VIC 3156**

 3  2  2

**Sale Price**

**\$620,000**

Sale Date: 22/01/2018

Distance from Property: 1.7km



This report has been compiled on 11/07/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1/34 HUTTON AVENUE, FERNTREE GULLY, VIC 3156

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$570,000 to \$620,000

Median sale price

Median price

\$580,000

House

Unit

X


Suburb

FERNTREE GULLY

Period

01 January 2018 to 30 June 2018

Source



Comparable property sales

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
1/14 VERONICA ST, FERNTREE GULLY, VIC 3156	\$615,000	27/03/2018
1/4 SIMPSON RD, FERNTREE GULLY, VIC 3156	\$580,000	19/02/2018
1/8 WESTLEY ST, FERNTREE GULLY, VIC 3156	\$620,000	22/01/2018