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Rooms: 6 Property Type: House (Res) Land Size: 718 sqm Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price March quarter 2017: \$728,000

Comparable Properties



9 Linda Cr FERNTREE GULLY 3156 (REI)



Price: \$763,500 Method: Auction Sale Date: 08/03/2017 Rooms: 4 Property Type: House (Res) Agent Comments



18 Cinerea Av FERNTREE GULLY 3156 (REI) A

Agent Comments





Edu Harcourts Price: \$738,500 Method: Private Sale Date: 20/04/2017 Rooms: 4 Property Type: House

45 Loretto Av FERNTREE GULLY 3156 (REI) Agent Comments



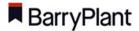
Price: \$730,000 Method: Auction Sale Date: 08/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 720 sqm

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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

Indicative selling price

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

 Range between \$700,000
 & \$770,000

 Median sale price
 Median price \$728,000

 House
 X

 Suburb
 Ferntree Gully

 Period - From 01/01/2017
 to 31/03/2017

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-----------------------------------|-----------|--------------|
| 9 Linda Cr FERNTREE GULLY 3156 | \$763,500 | 08/03/2017 |
| 18 Cinerea Av FERNTREE GULLY 3156 | \$738,500 | 20/04/2017 |
| 45 Loretto Av FERNTREE GULLY 3156 | \$730,000 | 08/03/2017 |

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