



 3  1  1

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)

[Agent Comments](#)

 3  1  2

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



18 Cinerea Av FERNTREE GULLY 3156 (REI)

[Agent Comments](#)

 3  1  2

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



45 Loretto Av FERNTREE GULLY 3156 (REI)

[Agent Comments](#)

 3  1  2

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

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	68 Loretto Avenue, Ferntree Gully Vic 3156
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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 Source REIV

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