

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

34 Holme Road, Ferntree Gully Vic 3156

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

\$750,000

House

X

Unit

Suburb

Ferntree Gully

Period - From

01/01/2017

to

31/12/2017

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.

	Address of comparable property	Price	Date of sale
1	30 Kingston St FERNTREE GULLY 3156	\$696,200	24/02/2018
2	23 Austin St FERNTREE GULLY 3156	\$685,000	28/09/2017
3	58 Dobson St FERNTREE GULLY 3156	\$671,000	14/10/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending December 2017: \$750,000

Comparable Properties

30 Kingston St FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$696,200
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Land
Land Size: 733 sqm approx



23 Austin St FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$685,000
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: House (Res)



58 Dobson St FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$671,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx