

#### 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	34 Holme Road, Ferntree Gully Vic 3156
Including suburb and	•
postcode	

#### 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	Hou	ıse 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.

Ad	dress 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.

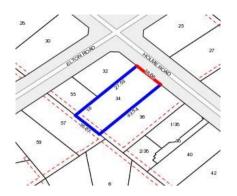






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**Agent Comments** 

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)

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Price: \$696,200 Method: Auction Sale Date: 24/02/2018 Rooms: -

Property Type: Land Land Size: 733 sqm approx Agent Comments



23 Austin St FERNTREE GULLY 3156 (REI)

**1** 3 **1** 6

Price: \$685,000 Method: Private Sale Date: 28/09/2017 Rooms: -

Property Type: House (Res)

Agent Comments



58 Dobson St FERNTREE GULLY 3156 (REI)

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Price: \$671,000 Method: Auction Sale Date: 14/10/2017 Rooms: -

**Property Type:** House (Res) **Land Size:** 725 sqm approx

**Agent Comments** 

Account - Barry Plant





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