

## 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

1/50 LORETTO 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: \$700,000 to \$770,000

### Median sale price

Median price

\$720,000

House

Unit

X

Suburb

FERNTREE GULLY

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### 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
52 LORETTO AVE, FERNTREE GULLY, VIC 3156	*\$705,000	07/10/2017
3/4 WILKES ST, FERNTREE GULLY, VIC 3156	\$700,000	10/10/2017
1/7 VALETTA CRES, KNOXFIELD, VIC 3180	*\$760,000	20/11/2017

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/50 LORETTO 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: **\$700,000 to \$770,000**

## MEDIAN SALE PRICE



**FERNTREE GULLY, VIC, 3156**

Suburb Median Sale Price (House)

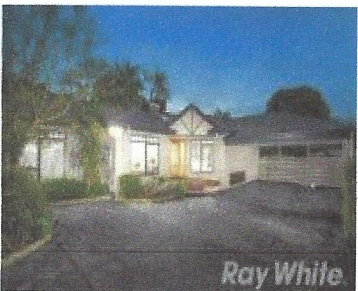
**\$720,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



**52 LORETTO AVE, FERNTREE GULLY, VIC 3156**

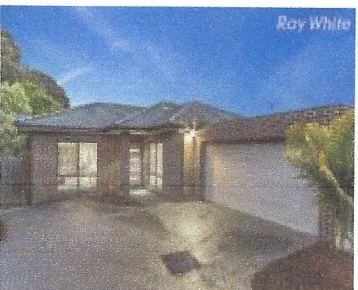
3 2 2

Sale Price

**\*\$705,000**

Sale Date: 07/10/2017

Distance from Property: 8m



**3/4 WILKES ST, FERNTREE GULLY, VIC 3156**

3 2 2

Sale Price

**\$700,000**

Sale Date: 10/10/2017

Distance from Property: 1.8km



**1/7 VALETTA CRES, KNOXFIELD, VIC 3180**

3 2 2

Sale Price

**\*\$760,000**

Sale Date: 20/11/2017

Distance from Property: 2km



This report has been compiled on 18/12/2017 by Craig Taylor. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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