

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/38 LORDING STREET, FERNTREE

 2  1  1

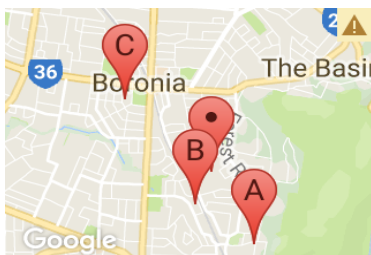
Indicative Selling Price

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

Price Range: \$480,000 to \$528,000

Provided by: Geoff Boyle, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (Unit)

\$536,925

01 July 2017 to 31 December 2017

Provided by: 

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.



2/28 THE GLEN, FERNTREE GULLY, VIC 3156

 2  1  1

Sale Price

\$498,555

Sale Date: 06/12/2017

Distance from Property: 1.2km



3/11 LANE RD, FERNTREE GULLY, VIC 3156

 2  1  1

Sale Price

\$480,000

Sale Date: 14/11/2017

Distance from Property: 516m



2/13 CYPRESS AVE, BORONIA, VIC 3155

 2  1  1

Sale Price

\$510,000

Sale Date: 23/08/2017

Distance from Property: 1.5km



This report has been compiled on 21/02/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

3/38 LORDING STREET, FERNTREE GULLY, VIC 3156

Indicative selling price

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

Price Range:

\$480,000 to \$528,000

Median sale price

Median price

\$536,925

House

Unit

X


Suburb

FERNTREE GULLY

Period

01 July 2017 to 31 December 2017

Source



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
2/28 THE GLEN, FERNTREE GULLY, VIC 3156	\$498,555	06/12/2017
3/11 LANE RD, FERNTREE GULLY, VIC 3156	\$480,000	14/11/2017
2/13 CYPRESS AVE, BORONIA, VIC 3155	\$510,000	23/08/2017