

## 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 54 Cambden Park Parade, Ferntree Gully 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$754,950

### Median sale price

Median price \$754,500

\*House X

Suburb Ferntree Gully

Period - From 01/09/2017 to 31/08/2018

Source CoreLogic

### 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
76 Allister Avenue, Knoxfield 3180	\$750,000	10/04/2018
10 Philip Road, Knoxfield 3180	\$755,000	28/05/2018
8 McIntyre Close, Ferntree Gully 3156	\$770,000	19/04/2018

Property data source: CoreLogic. Generated on 11<sup>th</sup> September 2018.