
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 5/55 Dobson Street, Ferntree Gully

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$505,500

Unit

x

Suburb Ferntree Gully

Period - From 01/04/2016 to 31/03/2017

Source REIV propertydata.com.au

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
1 – 2/6 Salmon Road, Boronia 3155	\$550,000	31/01/2017
2 – 4/24 Flower Street, Ferntree Gully 3156	\$528,000	07/03/2017
3 – 1/92 Mountain Gate Drive, Ferntree Gully 3156	\$510,000	16/12/2016

Property data source: REIV propertydata.com.au. Generated on 31 May 2017.