

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 2/26 Veronica Street, Ferntree Gully

Indicative selling price

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

or range between \$460,000 & \$506,000

Median sale price

Median price \$529,000 *Unit X Suburb Ferntree Gully
Period - From 01/07/2016 to 30/06/2017 Source REIV propertydata.com.au

Comparable property sales (*Delete A or B below as applicable)

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
1/10 Clematis Avenue, Ferntree Gully	\$504,000	18/7/17
1/7 Daffodil Road, Boronia	\$497,000	2/8/17
3/15 Stockton Avenue, Ferntree Gully	\$460,000	15/4/17

Property data source: REIV propertydata.com.au. Generated on 22nd September, 2017.