

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1/8 Westley Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$547,500 House Unit X Suburb Ferntree Gully

Period - From 01/07/2017 to 30/09/2017 Source REIV

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

A* 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	3/35 Dobson St FERNTREE GULLY 3156	\$625,000	08/11/2017
2	3/66 Kevin Av FERNTREE GULLY 3156	\$610,000	26/08/2017
3	3/14 Margot St FERNTREE GULLY 3156	\$610,000	21/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
September quarter 2017: \$547,500

Comparable Properties



3/35 Dobson St FERNTREE GULLY 3156 (REI) **Agent Comments**

 3  1  2

Price: \$625,000
Method: Private Sale
Date: 08/11/2017
Rooms: -
Property Type: Unit



3/66 Kevin Av FERNTREE GULLY 3156 (REI) **Agent Comments**

 2  2  1

Price: \$610,000
Method: Private Sale
Date: 26/08/2017
Rooms: -
Property Type: Townhouse (Res)



3/14 Margot St FERNTREE GULLY 3156 (REI) **Agent Comments**

 2  1  2

Price: \$610,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 6
Property Type: Unit
Land Size: 209 sqm approx