

*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

12 Roberts Street, Ferntree Gully

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$*599,000 & \$658,900

Median sale price

Median price \$730,000 *House ☒ Suburb Ferntree Gully

Period - From 2/2/2018 to 1/2/2019 Source realestate.com.au

Comparable property sales

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 Chalmers Grove, Ferntree Gully	\$670,000	31/10/2018
2 – 27 Taldra Drive, Ferntree Gully	\$660,000	28/1/2018
3 – 5 Bambury Place, Ferntree Gully	\$675,000	19/1/2018

Date: 7/6/2019