

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 66 Bursaria Avenue, Ferntree Gully

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$580,000 & \$640,000

Median sale price

(*Delete house or unit as applicable)

Median price \$670,210 *House X *Unit Suburb Ferntree Gully
Period - From Oct 2018 to Dec 2018 Source RP Data

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 39 Loretto Avenue, Ferntree Gully	\$635,000	16/09/2018
2 6 Litchfield Avenue, Ferntree Gully	\$643,000	18/09/2018
3 64 Bursaria Avenue, Ferntree Gully	\$630,000	21/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.