

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	10 Janesdell Avenue, Ferny Creek Vic 3786
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$780,000	&	\$858,000
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Median sale price

Median price	\$852,500	Hou	ıse X	Unit		Su	ıburb	Ferny Creek
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

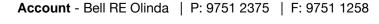
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1411 Mountain Hwy THE BASIN 3154	\$885,000	25/01/2018
2	7 Alpine Rd FERNY CREEK 3786	\$850,000	09/01/2018
3	7 Dunn Av FERNY CREEK 3786	\$838,000	13/12/2017

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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