

# 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

37a James Road, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$627,000

### Median sale price

Median price \$571,750

Property Type Unit

Suburb Ferntree Gully

Period - From 01/10/2019

to 31/12/2019

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	1/10 Hazelwood Rd BORONIA 3155	\$630,000	16/10/2019
2	1/13 Ferguson Ct FERNTREE GULLY 3156	\$628,000	31/10/2019
3	1/47 Park Blvd FERNTREE GULLY 3156	\$595,000	04/10/2019

**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.~~

This Statement of Information was prepared on:

30/03/2020 16:10



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$570,000 - \$627,000  
**Median Unit Price**  
December quarter 2019: \$571,750

## Comparable Properties



**1/10 Hazelwood Rd BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 16/10/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 330 sqm approx



**1/13 Ferguson Ct FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$628,000  
**Method:** Private Sale  
**Date:** 31/10/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 392 sqm approx



**1/47 Park Blvd FERNTREE GULLY 3156 (VG)**

Agent Comments



**Price:** \$595,000  
**Method:** Sale  
**Date:** 04/10/2019  
**Property Type:** Flat/Unit/Apartment (Res)