

The Eco Real Estate Network Pty Ltd  
Level 17 31 Queen Street Melbourne VIC 3000  
Tel: 1800058365 Agent No: 069555L  
Email: office@ecorealestate.com.au

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## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 440 Ferrers Road Dereel Vic

Including suburb or  
locality and postcode

#### 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 \$\*400000 & \$440000

#### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price 315000 \*House ☒ \*unit ☐ Suburb or locality Dereel

Period - From 1/2/2018 to 1/2/2019 Source REA

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

~~A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	104 Tantaus Road Dereel	\$600000	26/2/2019
2	636 Paynes Bridge Road Dereel	\$405000	18/6/2018
3	204 Ferrers Road Dereel	\$440000	9/5/2017

OR

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