

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 37 Bryden Drive, Ferntree Gully

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$733,000 House X Suburb Ferntree Gully

Period - From 01/01/2018 to 31/12/2018 Source [REIV propertydata.com.au](http://REIV.propertydata.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. 7 Trefoil St FERNTREE GULLY 3156 | \$690,000 | 13/02/2019 |
| 2. 19 Thornley CI FERNTREE GULLY 3156 | \$690,000 | 19/12/2018 |
| 3. 12 Olga St SCORESBY 3179 | \$690,000 | 18/02/2019 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 12 March 2019.