

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address 6 Warrenwood Close, Ferntree Gully 3156

### Indicative selling price

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

or range between \$490,000 & \$530,000

### Median sale price

Median price \$525,000

Property type Unit

Suburb Ferntree Gully

Period - From 01/08/2018

to

31/07/2019

Source CoreLogic

### 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
1/24 Francis Crescent, Ferntree Gully 3156	\$505,000	13/06/2019
3/7 Daffodil Road, Boronia 3155	\$530,500	19/06/2019
10 Warrenwood Close, Ferntree Gully 3156	\$478,000	06/07/2019

This Statement of Information was prepared on: 22<sup>nd</sup> August 2019

## Additional information about comparable sales.



**Ferntree Gully 1/24 Francis Crescent**

**2 BED 1 BATH 2 CAR**

METHOD	Private Sale
TYPE	Unit
LAND	300m2



**Boronia 3/7 Daffodil Road**

**2 BED 1 BATH 1 CAR**

METHOD	Private
TYPE	Unit
LAND	338m2



**Ferntree Gully 10 Warrenwood Close**

**2 BED 1 BATH 1 CAR**

METHOD	Auction
TYPE	Unit
LAND	298m2