



# 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

7 Rio Court, Ferntree Gully

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$699,000

or range between \$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$667,000

\*House

\*Unit

Suburb Ferntree Gully

Period - From January 2017

to March 2017

Source Core Logic

### Comparable property sales

Address of comparable property	Price	Date of sale
68 Allora Ave, Ferntree Gully	\$720,000	20/03/17
1 Stephanie Close Ferntree Gully	\$665,000	11/02/17
2 Ferntree Court, Ferntree Gully	\$692,500	26/01/17