

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### 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 \$879,950

### Median sale price

(\*Delete house or unit as applicable)

Median price \$712,000

\*House X

Suburb Ferntree Gully

Period - From 14/08/2017 to 14/11/2017

Source Core Logic

### 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 25 Toorak Avenue, The Basin	\$857,000	21/10/2017
2 72 Mercia Avenue, The Basin	\$950,000	19/09/2017
3 17 Leon Court, Ferntree Gully	\$880,000	28/10/2017

Issued Date 14/03/2018