

## Statement of Information

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

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

1/35 Dobson Street, Ferntree Gully Vic 3156

#### Indicative selling price

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

Range between \$580,000 & \$638,000

#### Median sale price

Median price \$728,000

House X

Suburb Ferntree Gully

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Meadowview Ct FERNTREE GULLY 3156	\$635,000	10/01/2017
1/7 Stirling St FERNTREE GULLY 3156	\$581,000	25/01/2017
11 Edina Rd FERNTREE GULLY 3156	\$580,000	20/02/2017

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Range between  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### Comparable property sales

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Address of comparable property	Price	Date of sale
3/39 Bunnett Rd KNOXFIELD 3180	\$542,000	02/03/2017
3/15 Wattletree Rd FERNTREE GULLY 3156	\$535,000	23/03/2017
2/28 Adele Av FERNTREE GULLY 3156	\$535,000	07/12/2016

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Range between \$600,000 & \$660,000

#### Median sale price

Median price \$728,000

House X

Suburb Ferntree Gully

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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Address of comparable property	Price	Date of sale
4/17 Kathryn Rd KNOXFIELD 3180	\$622,000	16/02/2017
9 King Pde KNOXFIELD 3180	\$605,000	08/05/2017
2/43 Commercial Rd FERNTREE GULLY 3156	\$600,000	22/03/2017