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											
•	1/5 Loretto Avenue, Ferntree Gully										
postcode											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Single price	\$759,000	or range between	\$*	&	\$						
	,		<u> </u>		*						
Median sale price											
(*Delete house or unit as											
Median price	\$730.500 *1	House X *Unit		Suburb Ferntree Gu	illy						
ga.a pg											
Period - From 01/04/17 to 01/05/17 Source RP Data											
. 333	00000 N Bala										
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	e property			Price	Date of sale						
1				\$							
2				\$							
3				\$							

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

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	2/5 Loretto Avenue, Ferntree Gully										
posicode											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Single price	\$789,000	or ran	ige between	\$*		& \$	}				
Median sale pric	e										
(*Delete house or unit as	applicable)										
Median price	\$730 500	*House X	(*Unit		Suburb	Ferntree GUII	V				
	7.55,555										
Period - From	Period - From 01/04/17 to 01/05/17 Source RP Data										
	0.70.71	Course III Bata									
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	e property				Price)	Date of sale				
1					\$						
_											
2					- \$						
3					- \$						

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.