

Harcourts Rowville

Statement of Information

Internet advertising for single residential property located within or outside 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

\$750,000

&

\$800,000

Median sale price

Median price \$750,000

House X




Suburb or locality Ferntree Gully

Period - From April 2017 to June 2017

Source REIV
<https://www.reiv.com.au/market-insights/suburb/ferntree%20gully>

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
	79 Mclver Street, Ferntree Gully	\$760,000	29/07/2017
	41 Trafalgar Street, Ferntree Gully	\$805,000	03/06/2017
	10 Aitken Court, Ferntree Gully	\$800,000	02/05/2017