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Indicative Selling Price \$750,000 - \$825,000 Median House Price March quarter 2017: \$728,000





Rooms:

Property Type: House Agent Comments

Comparable Properties



6 Diamond CI FERNTREE GULLY 3156 (REI)

4

— 2

Price: \$800,000

Method: Private Sale

Date: 28/02/2017

Rooms: 8

Property Type: House

Agent Comments



70 Hancock Dr FERNTREE GULLY 3156 (REI)

■ 4

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Agent Comments

Price: \$775,000 Method: Private Sale Date: 18/02/2017

Rooms: 5

Property Type: House **Land Size:** 731 sqm approx

58 Blackwood Park Rd FERNTREE GULLY 3156 (REI)

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Agent Comments



Rooms: -

Property Type: House (Res)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	3 Kirby Court, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750.000	&	\$825,000
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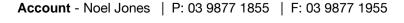
Median sale price

Median price	\$728,000	Н	ouse	Х	Su	ıburb	Ferntree Gully
Period - From	01/01/2017	to	31/03	3/2017	Source	REIV	1

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
6 Diamond CI FERNTREE GULLY 3156	\$800,000	28/02/2017
70 Hancock Dr FERNTREE GULLY 3156	\$775,000	18/02/2017
58 Blackwood Park Rd FERNTREE GULLY 3156	\$765,000	15/05/2017







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