



 4  3  4

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

March quarter 2017: \$728,000

Comparable Properties



6 Diamond Ct FERNTREE GULLY 3156 (REI) [Agent Comments](#)

 4  2  2

Price: \$800,000
Method: Private Sale
Date: 28/02/2017
Rooms: 8
Property Type: House



70 Hancock Dr FERNTREE GULLY 3156 (REI) [Agent Comments](#)

 4  2  2

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) [Agent Comments](#)

 4  2  2

Price: \$765,000
Method: Private Sale
Date: 15/05/2017
Rooms: -
Property Type: House (Res)

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: 3 Kirby Court, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$750,000 & \$825,000

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
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