

Dean Allsop 0428 339 364 dallsop@barryplant.com.au

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

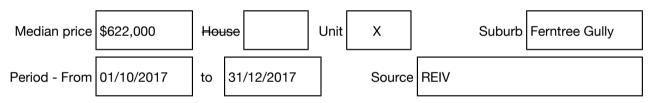
3/9 Wattletree Road, Ferntree Gully Vic 3156 d le

Indicative selling price

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

Range between \$600,000	&	\$660,000	
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Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* 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.

Ado	ddress of comparable property Price		Date of sale
1	2/70 Francis Cr FERNTREE GULLY 3156	\$655,500	21/11/2017
2	2/1 Spring St FERNTREE GULLY 3156	\$650,000	24/10/2017
3	2/3 Phyllis Av BORONIA 3155	\$640,000	26/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price December quarter 2017: \$622,000

Comparable Properties



2/70 Francis Cr FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$655,500 Method: Auction Sale Date: 21/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 193 sqm approx



2/1 Spring St FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$650,000 Method: Auction Sale Date: 24/10/2017 Rooms: 4 Property Type: House (Res)

2/3 Phyllis Av BORONIA 3155 (REI)



Price: \$640,000 Method: Private Sale Date: 26/11/2017 Rooms: 4 Property Type: House Land Size: 198 sqm approx Agent Comments

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REIV 🗧 property data

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