

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

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$622,000 House Unit X Suburb Ferntree Gully

Period - From 01/10/2017 to 31/12/2017 Source REIV

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.

	Address 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.



 3  2  1

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**

 3  2  1

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**

 3  2  2

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



2/3 Phyllis Av BORONIA 3155 (REI) **Agent Comments**

 3  2  2

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