

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 25 Ormonde Road, Ferntree Gully 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$760,000 & \$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$750,000 \*House  \*Unit  Suburb Ferntree Gully

Period - From 01/02/2017 to 01/07/2017 Source PDOL + Realestate.com.au

### 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
7 Twin Court, Ferntree Gully	\$800,000	05/07/17
6 Diamond Close Ferntree Gully	\$800,000	02/02/17
28 The Avenue Ferntree Gully	\$781,000	18/6/17