

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

7 Florida Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$660,000 & \$726,000

Median sale price

Median price \$760,000 House X Unit Suburb Ferntree Gully

Period - From 01/04/2017 to 31/03/2018 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	31 Stephen Rd FERNTREE GULLY 3156	\$724,000	09/12/2017
2	389 Scoresby Rd FERNTREE GULLY 3156	\$700,000	29/03/2018
3	2 Murene Ct BORONIA 3155	\$668,000	17/02/2018

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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Indicative Selling Price

\$660,000 - \$726,000

Median House Price

Year ending March 2018: \$760,000



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



31 Stephen Rd FERNTREE GULLY 3156 (REI) Agent Comments

 3  1  2

Price: \$724,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House



389 Scoresby Rd FERNTREE GULLY 3156 (REI) Agent Comments

 4  2  3

Price: \$700,000

Method: Private Sale

Date: 29/03/2018

Rooms: 6

Property Type: House (Res)

Land Size: 736 sqm approx



2 Murene Ct BORONIA 3155 (REI) Agent Comments

 3  1  2

Price: \$668,000

Method: Private Sale

Date: 17/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 863 sqm approx