

Daniel Cripps 9801 4777 0418 517 480 dcripps@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburl	dress 7 Florida D o and ccode	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	Hou	ise X	Unit		Sub	Pourb 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.

Add	dress 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

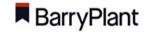
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$660,000 - \$726,000 Median House Price Year ending March 2018: \$760,000



1 3 **1 1 1**

Rooms:

Property Type: House (Res) **Land Size:** 742 sqm approx

Agent Comments

Comparable Properties



31 Stephen Rd FERNTREE GULLY 3156 (REI)

1 3 **1** 1

Price: \$724,000 Method: Auction Sale Date: 09/12/2017 Rooms: -

Property Type: House

Agent Comments



389 Scoresby Rd FERNTREE GULLY 3156

(REI)

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Price: \$700,000 Method: Private Sale Date: 29/03/2018 Rooms: 6

Property Type: House (Res) **Land Size:** 736 sqm approx

Agent Comments



2 Murene Ct BORONIA 3155 (REI)

-3

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Price: \$668,000 Method: Private Sale Date: 17/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 863 sqm approx

Agent Comments

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