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	63 ONE TREE HILL ROAD, FERNY CREEK VIC 3786

Indicative selling price

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

Range between	$980,000	&	$1,012,000

Median sale price

Median price	$796,000	House	X	Suburb	Ferny Creek
Period - From	17 OCT 2016	to	17 OCT 2017	Source	CoreLogic RP DATA

Comparable property sales

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.

Property data source: CoreLogic RP Data. Generated on 17 October 2017.