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	39 Agora Boulevard, Ferntree Gully, VIC 3156

Indicative selling price

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

Single price		or range between	$720,000	& $770,000

Median sale price

(*Delete house or unit as applicable)

Median price	$757,325	*House	x	*Unit		Suburb	Ferntree Gully
Period - From	1/09/2017	to	30/08/18			Source	CoreLogic

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. 10 Akron Street, Ferntree Gully, VIC 3156	$720,000	25/08/2018
2. 7 Florida Drive, Ferntree Gully, VIC 3156	$735,000	22/05/2018
3. 16 Moira Avenue, Ferntree Gully, VIC 3156	$740,000	17/05/2018

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.~~

Property data source: CoreLogic. Generated on 11th September 2018