BarryPlant

Brendan Murphy
P 03 9801 4777
M 0439 388 866
E bmurphy@barryplant.com.au

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	7 Barton Avenue 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	$790,000	&	$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,000	*House	X	~~*Unit~~		Suburb	Ferntree Gully
Period-from	01 Sep 2018	to	31 Aug 2019			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 6 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
22 Butlers Road Ferntree Gully VIC 3156	$850,000	04-Jun-19
8 Riparian Way Ferntree Gully VIC 3156	$855,000	09-Apr-19
33 Joan Avenue Ferntree Gully VIC 3156	$850,000	11-May-19

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 6 months.~~

This Statement of Information was prepared on: 09 September 2019

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22 Butlers Road Ferntree Gully VIC 3156

4 2 2

Sold Price **$850,000** Sold Date **04-Jun-19**

Distance **0.26km**



8 Riparian Way Ferntree Gully VIC 3156

4 2 2

Sold Price **$855,000** Sold Date **09-Apr-19**

Distance **0.43km**



33 Joan Avenue Ferntree Gully VIC 3156

4 2 2

Sold Price **$850,000** Sold Date **11-May-19**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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