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<br>Including suburb and postcode | 79 Linda Crescent 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 | $700,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | Property type | House | Suburb | Ferntree Gully |
| Period-from | 01 Oct 2018 | to | 30 Sep 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 |
|---|---|---|
| 47 Piperita Road Ferntree Gully VIC 3156 | $736,500 | 22-Jun-19 |
| 44 Cinerea Avenue Ferntree Gully VIC 3156 | $800,000 | 05-Oct-19 |
| 9 Shelford Court Ferntree Gully VIC 3156 | $732,000 | 07-Oct-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: 29 October 2019



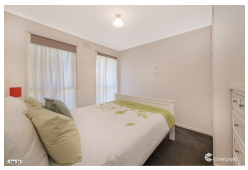
CONSUMER AFFAIRS VICTORIA

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**47 Piperita Road Ferntree Gully VIC 3156** Sold Price **$736,500** Sold Date **22-Jun-19**

3 2 2 Distance **0.29km**



**44 Cinerea Avenue Ferntree Gully VIC 3156** Sold Price **$800,000** Sold Date **05-Oct-19**

3 2 2 Distance **0.45km**



**9 Shelford Court Ferntree Gully VIC 3156** Sold Price **$732,000** Sold Date **07-Oct-19**

3 2 1 Distance **0.99km**

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

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