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 Including suburb and postcode	8 Lumeah 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	$640,000	&	$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,000	Property type	House	Suburb	Ferntree Gully
Period-from	01 Jun 2019	to	31 May 2020	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
8 Harwell Road Ferntree Gully VIC 3156	$679,500	01-Feb-20
32 Gaydon Street Ferntree Gully VIC 3156	$686,000	15-Feb-20
76 Helen Road Ferntree Gully VIC 3156	$700,000	21-Mar-20

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.~~

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8 Harwell Road Ferntree Gully VIC 3156

3 1 2

Sold Price **$679,500** Sold Date **01-Feb-20**

Distance **0.67km**



32 Gaydon Street Ferntree Gully VIC 3156

3 1 2

Sold Price **$686,000** Sold Date **15-Feb-20**

Distance **0.72km**



76 Helen Road Ferntree Gully VIC 3156

3 1 2

Sold Price **$700,000** Sold Date **21-Mar-20**

Distance **1.82km**

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

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