

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Property offered for sale

Address

Including suburb and postcode

5 BREEN TERRACE Ferny Creek, 3786

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://www.consumer.vic.gov.au/underquoting).

Range between \$830,000.00 & \$895,000.00

Median sale price

Median price \$844,000.00 House Suburb FERNY CREEK

Period - From 01-Apr-2018 to 30-Apr-2018 Source CORELOGIC

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 63 ONE TREE HILL ROAD | \$980,000.00 | 05-Dec-2017 |
| 2 | 34 BREEN TERRACE | \$1,068,888.00 | 17-Oct-2017 |
| 3 | 127 MOUNT DANDENONG TOURIST ROAD | \$1,210,000.00 | 20-Jun-2018 |

Sections 47AF of the *Estate Agents Act 1980*

For more information: <https://www.consumer.vic.gov.au/underquoting>

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

This document was prepared by CENTURY 21 Australia on 30-Aug-2018 at 4:08:55 PM EST