

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

9 Folkstone Crescent, Ferntree Gully 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$735,000

*House

X

*Unit

Suburb

Ferntree Gully

Period - From

Sept 17

to

December 17

Source

CoreLogic

Comparable property sales

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	1 Dover Court Ferntree Gully	\$748,200	24/10/2017
2	43 Gaydon Street, Ferntree Gully	\$780,000	05/10/2018
3	1 Coringa Court Knoxfield	\$810,000	25/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.