

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

3 One Tree Hill Road Ferny Creek

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,600,000 & \$1,700,000

Median sale price

Median price \$848,250 *House *Unit Suburb Ferny Creek

Period - From 26/04/2018 to 26/10/2018 Source RPData

Comparable property sales

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 six months.