

## 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](http://consumer.vic.gov.au/underquoting)

\$1,600,000

&amp;

\$1,700,000

## Median sale price

Median price \$848,250

\*House

X

\*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.