

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

1/28 Silverton Drive 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

*Unit

X

Suburb

Ferntree Gully

Period-from

01 Jun 2018

to

31 May 2019

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

1/2 Doysal Avenue Ferntree Gully VIC 3156	\$517,000	19-Feb-19
2/16 Wilson Street Ferntree Gully VIC 3156	\$510,000	31-Jan-19
1/25 Francis Crescent Ferntree Gully VIC 3156	\$510,000	07-Jan-19

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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**1/2 Doysal Avenue Ferntree Gully
VIC 3156**

2 1 1

Sold Price

\$517,000

Sold Date

19-Feb-19

Distance

1.92km



**2/16 Wilson Street Ferntree Gully
VIC 3156**

2 1 2

Sold Price

\$510,000

Sold Date

31-Jan-19

Distance

1.2km



**1/25 Francis Crescent Ferntree
Gully VIC 3156**

2 2 1

Sold Price

Sold Date

07-Jan-19

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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