

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

1/4 SIMPSON ROAD, FERNTREE GULLY, VIC 3156

Indicative selling price

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

Price Range: \$560,000 to \$616,000

Median sale price

Median price

\$511,000

House

Unit

X

Suburb

FERNTREE GULLY

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
2/6 SIMPSON RD, FERNTREE GULLY, VIC 3156	\$594,000	26/08/2017
5/3 MOSSFIELD AVE, FERNTREE GULLY, VIC 3156	\$565,000	13/02/2017
1/7 SIMPSON RD, FERNTREE GULLY, VIC 3156	\$570,000	02/08/2017