

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 41 Kevin Avenue, Ferntree Gully

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$*580,000 & \$638,000

Median sale price

Median price \$680,000 Property type House Suburb Ferntree Gully

Period - From 29/7/2018 to 30/7/2019 Source realestate.com.au

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 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 – 66 Bursaria Avenue, Ferntree Gully	\$592,000	29/3/2019
2 – 47 Loretto Avenue, Ferntree Gully	\$608,500	19/6/2019
3 – 6 Beilby Close, Upper Ferntree Gully	\$610,000	16/4/2019

This Statement of Information was prepared on: 13/9/2019