

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 4 / 59 Conn Street, 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 \$599,000

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000

*House

*Unit

Suburb Ferntree Gully

Period - From Dec 2016

to Nov 2017

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 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 1 / 59 Conn Street, Ferntree Gully	\$ 622,000	10.12.17
2 2 / 59 Conn Street, Ferntree Gully	\$ 615,000	14.12.17
3 2 / 60 Norma Crescent, Knoxfield	\$ 591,000	14.11.17