

# 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

12 Easton Court, Ferntree Gully VIC 3156

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable) Single

price

\$

or range between

\$810,000

&

\$880,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$735,000

\*House

X

\*Unit

Suburb

Ferntree Gully VIC 3156

Period - From

March-17

to

Feb-18

Source

CoreLogic

#### Comparable property sales

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. 3 Satori Court, Ferntree Gully VIC 3156	\$885,000	21-Oct-17
2. 47 Sheraton Crescent, Ferntree Gully VIC 3156	\$882,500	26-Sep-17
3. 24 Greenaway Drive, Ferntree Gully VIC 3156	\$820,000	9-Sep-17