

Statement of Information

Section 47AF of the Estate Agents Act 1980

13 Solway Close, Ferntree Gully VIC 3156

Indicative selling price

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

\$700,000 - \$750,000

Median sale price

\$732,500

Median **House** price for **Ferntree Gully** from **Corelogic** from the 01/10/2019 – 30/09/2020

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.**

8 Lumeah Crescent Ferntree Gully VIC 3156	\$725,000	Sold 8 th of July 2020
13 Meadowview Court Ferntree Gully VIC 3156	\$732,500	Sold 28 th of April 2020
76 Adele Avenue Ferntree Gully VIC 3156	\$735,000	Sold 5 th of August 2020

House



3 Bed



1 Bath



4 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 19th of October 2020