



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 27 Hilltop Road, UPPER FERNTREE GULLY 3156

House

3 beds

1 baths

1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$510,000 - \$560,000**

### Median sale price

Median **House** for **UPPER FERNTREE GULLY** for period **Jan 2019 - Mar 2019**

Sourced from [reiv.com.au](http://reiv.com.au).

**\$665,000**

### 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 the most comparable to the property for sale.

**104 Glenfern Road,**  
Ferntree Gully 3156

**Price \$550,000** Sold 05  
February 2019

**37 Finmere Crescent,**  
Upper Ferntree Gully 3156

**Price \$540,000** Sold 27  
March 2019

**37 Old Belgrave Road,**  
Upper Ferntree Gully 3156

**Price \$522,500** Sold 07  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [reiv.com.au](http://reiv.com.au).

### Stockdale & Leggo Ferntree Gully

Shop 1, Mountain Gate Centre,  
Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



**Robert Spano**  
Stockdale & Leggo

9 758 9900  
0 405 499 835  
[rspano@stockdaleleggo.com.au](mailto:rspano@stockdaleleggo.com.au)

**Stockdale  
& Leggo**