

Harcourts Rowville

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 **39 Cheryl Crescent Ferntree Gully VIC 3156**

Indicative selling price

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

Range between **\$1,050,000** & **\$1,115,000**

Median sale price

Median price **\$908,000** Property type **House** Suburb **Ferntree Gully VIC 3156**

Period - From **Oct 2023** to **Dec 2023** Source **REIV**

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 Morvan Court Ferntree Gully	\$1,080,000	20/01/2024
	21 Ophelia Street Ferntree Gully	\$1,065,000	16/12/2023
	169 Windermere Drive Ferntree Gully	\$1,130,000	16/12/2023

This Statement of Information was prepared on: **12th March 2024**