



Statement of Information

Section 47AF of the Estate Agents Act 1980

4/1-3 Westley Street Ferntree Gully VIC 3156

Indicative selling price

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

\$580,000 - \$635,000

Median sale price

\$599,000

Median **Unit** price for **Ferntree Gully** from **Corelogic** from the 01/03/2020 – 30/04/2021

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.

3/59 Conn Street Ferntree Gully VIC 3156	\$604,000	Sold 27 th of February 2021
6/152 Underwood Road Ferntree Gully VIC 3156	\$605,500	Sold 25 th of March 2021
2/12 St Elmo Avenue Ferntree Gully VIC 3156	\$615,000	Sold 25 th of March 2021

Unit



3 Bed



1 Bath



1 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

This Statement of Information was prepared on: 18th of May 2021

Harcourts