



SCHROEDER & WALLIS

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Property Offered for Sale: **4 Parklands Close, Ferntree Gully 3156**

3 2 1

Indicative Selling Price:

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

Range Between: **\$700,000 - \$770,000**



Median Sale Price:

\$750,000 for Houses in Ferntree Gully

Source: Real Estate Institute of Victoria (REIV) for the period April 2017 - June 2017

Comparable Property Sales:

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Property Address				Sale Date	Sale Price
13 Summerhill Close, Ferntree Gully	3	2	3	18/03/2017	\$710,000
11 Folkstone Crescent, Ferntree Gully	3	2	2	29/04/2017	\$765,000
16 Hancock Drive, Ferntree Gully	3	2	2	07/04/2017	\$760,000

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.