



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/13 Ferguson Court,  
FERNTREE GULLY 3156**

Unit



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 \$525,000 - \$575,000**

### Median sale price

Median **Unit** for **FERNTREE GULLY** for period **Sep 2018 - Aug 2019**

Sourced from [realestate.com](http://realestate.com).

**\$540,000**

### 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.

**1/69 Dobson Street,**  
Ferntree Gully 3156

Price **\$580,000** Sold 07  
September 2019

**52 Loretto Avenue,**  
Ferntree Gully 3156

Price **\$586,600** Sold 19 July  
2019

**1/1 Bailey Street,**  
Boronia 3155

Price **\$563,000** Sold 19 July  
2019

This Statement of Information was prepared on 17th Oct 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 [realestate.com](http://realestate.com).

#### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

#### Contact agents



**James Wilson**  
Ray White

0402 439 859  
[james.wilson@raywhite.com](mailto:james.wilson@raywhite.com)



**Matt Morris**  
Ray White

0478 634 185  
[matt.morris@raywhite.com](mailto:matt.morris@raywhite.com)

