

Statement of Information



Sections 47AF of the Estate Agents Act 1980



31 Stephen Road, Ferntree Gully

3 1 2

Indicative selling price: \$640,000 - \$690,000

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

Bed Bath Car

Ferntree gully

Median House Price: \$704,249

Period From: 15/07/2017

Source: Corelogic

Median Unit Price: \$515,000

Period to: 31/07/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
45 Valerie Street, Boronia	House	3	1	1	\$655,000	27/05/2017	752sqm
58 Greenaway Drive, Ferntree Gully	House	3	1	1	\$671,000	27/07/2017	780sqm
31 Burke Road, Ferntree Gully	House	3	1	2	\$686,000	15/07/2017	713sqm

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 09 November 2017

Agent Details

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