

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address of Property	38 HILTON ROAD, FERNY CREEK VIC 3786
---------------------	---

Indicative selling price

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

Single Price

\$

Range Between

\$860,000

&

\$930,000

*Median House Price for **Ferny Creek**: \$770,750
Period From April to June (Real Estate.com.au)*

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.