

28.2m

31.5m

37.6m

House

2 beds

1 baths

1 parking

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3 Hilltop Road, UPPER FERNTREE GULLY 3156

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$470,000 - \$517,000**

## Median sale price

Median **House** for **UPPER FERNTREE GULLY** for period **Jul 2019 - Sep 2019**

Sourced from [reiv.com.au](http://reiv.com.au).

**\$644,000**

## 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.

**27 Hilltop Road,**  
Upper Ferntree Gully 3156

**Price \$500,000** Sold 02  
August 2019

**5 Kia-Ora Parade,**  
Ferntree Gully 3156

**Price \$490,000** Sold 29  
November 2019

**84 Old Belgrave Road,**  
Upper Ferntree Gully 3156

**Price \$542,500** Sold 18  
October 2019

This Statement of Information was prepared on 3rd Jan 2020

## 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 [reiv.com.au](http://reiv.com.au).

## Stockdale & Leggo Ferntree Gully

Shop 1, Mountain Gate Centre,  
Ferntree Gully Road,  
Ferntree Gully VIC 3156

## Contact agents



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**Stockdale  
& Leggo**