

# Harcourts Rowville

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address **7 WILKES STREET FERNTREE GULLY VIC 3156**

#### Indicative selling price

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

Range between **\$690,000** & **\$750,000**

#### Median sale price

Median price **\$857,000** Property type **House** Suburb **Ferntree Gully**

Period - From **Apr 23** to **Jun 23** Source **REIV**

#### Comparable property sales (\*Delete A or B below as applicable)

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
	23 Malua Road Ferntree Gully	\$730,000	21/06/2023
	2 Avon Court Ferntree Gully	\$750,000	11/06/2023
	41 Dorset Road Ferntree Gully	\$735,000	29/04/2023

This Statement of Information was prepared on: **31 August 2023**