

# 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 **19 Meadowview Court, 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 **\$930,000** & **\$990,000**




#### Median sale price

Median price **\$870,000** Property type **House** Suburb **Ferntree Gully**

Period - From **January 2023** to **March 2023** Source <https://reiv.com.au/market-insights/suburb/ferntree%20gully>

#### 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
	2 Rulla Court, Ferntree Gully	\$980,000	17/01/2023
	11 Beatrice Place, Ferntree Gully	\$952,000	17/01/2023
	44 Kington Street, Ferntree Gully	\$920,000	01/03/2023

This Statement of Information was prepared on: **18 May 2023**