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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

6 Parklands Close Ferntree Gully VIC 3156

 3  2  2

## Indicative Selling Price

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

Range between \$700,000 & \$765,000

## Median Sale Price

\$757,325 Houses in Ferntree gully between May 2018 - Nov2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4 The Nook Ferntree Gully VIC 3156** Sold Price **\$720,000** Sold Date **02-Jul-18**

 3  1  1

Distance **0.5km**



**7 Cutler Close Ferntree Gully VIC 3156** Sold Price **\$750,000** Sold Date **11-Oct-18**

 3  2  2

Distance **0.54km**



**15 Lynn Drive Ferntree Gully VIC 3156** Sold Price **\$745,000** Sold Date **05-Jun-18**

 4  1  1

Distance **0.99km**

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