



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/8 Francis Crescent, FERNTREE GULLY 3156

### Indicative selling price

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

**Single price \$538,000**

### Median sale price

Median **Unit** for **FERNTREE GULLY** for period **Aug 2017 - Oct 2017**

Sourced from **Corelogic RPData**.

**\$538,000**

### 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.

<b>3/1793 Ferntree Gully Road,</b> Ferntree Gully 3156	<b>Price \$550,000</b> Sold 13 May 2017
<b>9 Warrenwood Close,</b> Ferntree Gully 3156	<b>Price \$552,000</b> Sold 28 July 2017
<b>1/26 Dorothy Grove,</b> Ferntree Gully 3156	<b>Price \$570,000</b> Sold 03 July 2017

### 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 Corelogic RPData.

Unit



2 beds



1 baths



1 parking

### Contact agents



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