

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6 Cardwell Court, 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 \$625,000 - \$660,000**

### Median sale price

Median **Unit** for **FERNTREE GULLY** for period **Apr 2017 - Apr 2018**

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

**\$625,000**

### 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.

**16 Watling Grove,**  
Ferntree Gully 3156

**Price \$635,000** Sold 25 April  
2018

**3/9 Wattletree Road ,**  
Ferntree Gully 3156

**Price \$660,000** Sold 16  
February 2018

**3/4 Austin Street,**  
Ferntree Gully 3156

**Price \$650,000** Sold 27  
December 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 [Realestate.com.au](http://Realestate.com.au).

Unit

3 beds


2 baths

2 parking

### One Agency Zhu Property

2/333 Wantirna Road,  
Wantirna VIC 3152

### Contact agents

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**ONE AGENCY**  
ZHU PROPERTY