



Statement of Information

Section 47AF of the Estate Agents Act 1980

4 Frieda Court, Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$750,000 - \$825,000

Median sale price

\$899,990

Median **House** price for Ferntree Gully from **Corelogic** from the 01/07/2022 – 30/06/2022

Comparable Property Sales

****The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.**

219 Dandelion Drive, Scoresby VIC 3178	\$820,000	Sold 23rd of July 2022
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2/27 Owen Road, Boronia VIC 3155	\$765,000	Sold 27th of June 2022
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1 Paisley Avenue, Boronia VIC 3155	\$820,000	Sold 12th of May 2022
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This Statement of Information was prepared on: 11th of August 2022

House



4 Bed



2 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts