

# 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 **3 Manuka Drive 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

**\$660,000**

&

**\$710,000**

#### Median sale price

Median price

**\$900,000**

Property type

**House**

Suburb

**Ferntree Gully VIC 3156**

Period - From

**Apr 2024**

to

**Jun 2024**

Source

**REIV**

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
	19 Johnson Drive Ferntree Gully	\$676,000	20/07/2024
	359 Scoresby Road Ferntree Gully	\$695,000	28/06/2024
	136A Burke Road Ferntree Gully	\$680,000	29/04/2024

This Statement of Information was prepared on: **13<sup>th</sup> August 2024**