## Statement of Information

## Single residential property located in the Melbourne metropolitan area

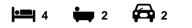
## Section 47AF of the Estate Agents Act 1980

Property o	ffered	for s	ale										
Address Including suburb and postcode		and	12 Cambden Park Parade, Ferntree Gully Vic 3156										
Indicative	selling	pric	е										
For the mean	ning of t	this p	rice see	con	sumer.vic.gov	.au/u	nderquo	ting					
Range between \$890,000					& \$920,000								
Median sal	e price	9											
Median pr	dian price \$901,500			Pr	operty Type	louse	9		Suburb	Ferntre	e Gul	lly	
Period - From 01/01/202			023	to	31/03/2023		Source						
Comparab	le prop	erty	sales	(*De	lete A or B b	elov	v as ap	plical	ble)				
mor		t the	estate a		es sold within t or agent's rep								
Address of comparable property										rice		Date of sale	
1													
2													
3													
OR													
					representative wo kilometres								
	This Statement of Information was prepared on:									27/04/2023 22:55			









**Property Type:** House **Land Size:** 724 sqm approx

**Agent Comments** 

Indicative Selling Price \$890,000 - \$920,000 Median House Price March quarter 2023: \$901,500

## Comparable Properties

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.

Account - Harcourts Vermont South | P: 03 98861008



