



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**53 Francis Crescent,  
FERNTREE GULLY 3156**

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$620,000 - \$680,000**

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Jan 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$675,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**65 Francis Crescent,**  
Ferntree Gully 3156

Price **\$670,000** Sold 10 May  
2019

**11 Parkview Drive,**  
Ferntree Gully 3156

Price **\$706,000** Sold 24  
August 2019

**22 Lynn Drive,**  
Ferntree Gully 3156

Price **\$700,000** Sold 27 April  
2019

This Statement of Information was prepared on 8th Oct 2019

### 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 Pricefinder.

### Ray White Wantirna

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Wantirna VIC 3152

### Contact agents



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