



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**26 Richborough Grove,  
FERNTREE GULLY 3156**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$580,000 - \$638,000**

### Median sale price

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

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

**\$670,000**

### 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.

**47 Camden Park Parade** ,  
Ferntree Gully 3156

Price **\$602,000** Sold 27 April  
2019

**17 Bursaria Avenue** ,  
Ferntree Gully 3156

Price **\$627,000** Sold 24 July  
2019

**47 Loretto Avenue** ,  
Ferntree Gully 3156

Price **\$608,000** Sold 19 June  
2019

This Statement of Information was prepared on 22nd 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 [reiv.com.au](http://reiv.com.au).

### Stockdale & Leggo Ferntree Gully

Shop 1, Mountain Gate Centre,  
Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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**Stockdale  
& Leggo**