

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 13 Trefoil Street, FERNTREE GULLY 3156

House



5 beds



3 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 \$880,000 - \$960,000**

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Apr 2019 - Jun 2019**

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

**\$730,000**

### 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.

**131 Windermere Drive**,  
Ferntree Gully 3156

Price **\$1,025,000** Sold 06  
July 2019

**8 Neerim Court**,  
Rowville 3178

Price **\$951,800** Sold 12 July  
2019

**6 Tingara Court**,  
Ferntree Gully 3156

Price **\$985,100** Sold 21  
September 2019

This Statement of Information was prepared on 17th 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**