



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**6/33 Edina Road,
FERNTREE GULLY 3156**

Unit



2 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$420,000 - \$460,000

Median sale price

Median **Unit** for **Ferntree Gully** for period **Sep 2018 - Sep 2019**

Sourced from **REA**.

\$525,000

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.

3/32 Hutton Av,
FERNTREE GULLY 3156

Price **\$488,000** Sold 08 May
2019

2/31 Forest Rd,
FERNTREE GULLY 3156

Price **\$475,000** Sold 04 June
2019

8/5 Cypress Ac,
BORONIA 3155

Price **\$465,000** Sold 29
April 2019

This Statement of Information was prepared on 10th 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 REA.

Ray White Oakleigh

7-9 Atherton Road,
Oakleigh VIC 3166

Contact agents



Bill Gianidis
Ray White

0 412 176 400
bill.gianidis@raywhite.com



Eddie Wang
Ray White

0 4519 31788
eddie.wang@raywhite.com

