



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**18 Barrett Street,  
UPPER FERNTREE GULLY 3156**

House



3 beds



1 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 \$575,000 - \$630,000**

### Median sale price

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

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

**\$615,000**

### 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.

**42 Willow Road ,**  
Upper Ferntree Gully 3156

Price **\$615,000** Sold 07  
August 2019

**17 Ladys Walk ,**  
Upper Ferntree Gully 3156

Price **\$625,000** Sold 22  
October 2019

**37 Winwood Drive ,**  
Upper Ferntree Gully 3156

Price **\$610,000** Sold 13 July  
2019

This Statement of Information was prepared on 8th Nov 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**