



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Glenfern Road,
FERNTREE GULLY 3156**

Indicative selling price

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

Range \$660,000 - \$725,000

Median sale price

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

Sourced from 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.

12 Glenfern Road,
Ferntree Gully 3156

Price **\$711,000** Sold 20
September 2019

23 Merricks Close,
Ferntree Gully 3156

Price **\$690,000** Sold 13
April 2019

65 Francis Crescent,
Ferntree Gully 3156

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

This Statement of Information was prepared on 4th 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.

House



3 beds



2 baths



4 parking

Stockdale & Leggo Ferntree Gully

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

Contact agents



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**Stockdale
& Leggo**