



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/8 Phillipdale Court, 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

Range \$630,000 - \$690,000

Median sale price

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

Sourced from **Pricefinder**.

\$645,000

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.

2/11 Stephen Road,
Ferntree Gully 3156

Price **\$630,000** Sold 24 April
2019

47 Lynn Drive,
Ferntree Gully 3156

Price **\$660,000** Sold 01
April 2019

59 St Laurent Rise,
Knoxfield 3180

Price **\$630,000** Sold 30 May
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 Pricefinder.

Ray White Forest Hill

10b/27/29 Mahoneys Road,
Forest Hill VIC 3131

Contact agents



Hugh Francis
Ray White

0401 265 338
hugh.francis@raywhite.com



Lewis Zanella
Ray White

0412 989 434
lewis.zanella@raywhite.com

