



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2/4 Wilkes Street, 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](http://consumer.vic.gov.au/underquoting)

**Range \$600,000 - \$660,000**

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Sep 2018 - Sep 2019**

Sourced from [realestate.com](http://realestate.com).

**\$680,000**

### 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.

**2/39 Aubrey Grove,**  
Boronia 3155

Price **\$649,000** Sold 30  
August 2019

**2/37 Adele Avenue,**  
Ferntree Gully 3156

Price **\$610,000** Sold 14 May  
2019

**3/58 Woodvale Road,**  
Boronia 3155

Price **\$666,000** Sold 06  
September 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 [realestate.com](http://realestate.com).

### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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