

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**23 James Road,
FERNTREE GULLY 3156**

House



3 beds



1 bath



4 parking

Indicative selling price

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

Range \$650,000 - \$715,000

Median sale price

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

Sourced from Realestate.com.au.

\$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.

44 Kleinert Court,
Boronia 3155

Price **\$670,000** Sold 02
April 2019

23 Hooker Road,
Ferntree Gully 3156

Price **\$705,000** Sold 25
February 2019

14 Bursaria Avenue,
Ferntree Gully 3156

Price **\$708,000** Sold 21
February 2019

This Statement of Information was prepared on 16th Sep 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.au.

Ray White Ferntree Gully

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Contact agents



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