



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 17 Ladys Walk, UPPER FERNTREE GULLY 3156

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$600,000**

## Median sale price

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

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

**\$686,060**

## Comparable property sales

These are the three properties sold within two kilometres 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.

**38 Bruce Crescent,**  
Ferntree Gully 3156

Price **\$540,000** Sold 23 July 2019

**15 Winwood Drive,**  
Ferntree Gully 3156

Price **\$587,000** Sold 25 June 2019

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

Price **\$615,000** Sold 08 August 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](http://realestate.com.au).

## Ray White Ferntree Gully

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Ferntree Gully VIC 3156

## Contact agents



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