

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 77 Cambden Park Parade, FERNTREE GULLY 3156

House



4 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 from \$ 760,000 - \$ 836,000**

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Jul 2016 - Jul 2017**

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

**\$ 690,500**

### 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.

<b>3 Harwell Road,</b> Ferntree Gully 3156	Price <b>\$ 768,000</b> Sold 19 May 2017
<b>12 Kingston Street,</b> Ferntree Gully 3156	Price <b>\$ 815,000</b> Sold 01 April 2017
<b>32 Anne Road,</b> Knoxfield 3180	Price <b>\$ 775,000</b> Sold 21 April 2017

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).

### Contact agents

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