

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/29 Forest Road,  
FERNTREE GULLY 3156

Unit



2 beds



1 bath



1 parking

### Indicative selling price

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

**Range from \$460,000 -  
\$506,000**

### Median sale price

Median Unit for **FERNTREE GULLY** for period **Sep 2016 - Sep 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$535,000**

### 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.

**1/2 Austin Street,**  
Ferntree Gully 3156

Price **\$507,000** Sold 15 June 2017

**3/15 Stockton Avenue,**  
Ferntree Gully 3156

Price **\$460,000** Sold 15 April 2017

**3/8 Veronica Street,**  
Ferntree Gully 3156

Price **\$495,000** Sold 09 May 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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**Stockdale & Leggo Ferntree  
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