



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/81 Dobson Street,
FERNTREE GULLY 3156**

House



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$450,000 - \$495,000

Median sale price

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

Sourced from realestate.com.au.

\$480,000

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.

5/421 Scoresby Road,
Ferntree Gully 3156

Price **\$488,000** Sold 24 July 2017

4/7 Simpson Road,
Ferntree Gully 3156

Price **\$450,000** Sold 15 June 2016

4/6 Virginia Way,
Ferntree Gully 3156

Price **\$460,000** Sold 02 June 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.

Contact agents

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