

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 Cheryl Crescent, 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 \$740,000 - \$810,000**

## Median sale price

Median **House** for **FERNTREE GULLY** for period **Jan 2018 - May 2018**

Sourced from **Pricefinder**.

**\$758,662**

## 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.

**53 Cambden Park Parade**,  
Ferntree Gully 3156

Price **\$783,000** Sold 05  
March 2018

**11 Bryden Drive**,  
Ferntree Gully 3156

Price **\$790,000** Sold 05  
January 2018

**32 Cambden Park Parade**,  
Ferntree Gully 3156

Price **\$765,000** Sold 15 April  
2018

## 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 Pricefinder.

## Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

## Contact agents



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