



Statement of Information

Sections 47AF of the Estate Agents Act 1980

24 Myrtle Crescent, FERNTREE GULLY 3156

House



3 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$700,000 -
\$770,000**

Median sale price

Median **House** for **FERNTREE GULLY** for period **Jan 2017 - Oct 2017**
Sourced from **Price Finder**.

\$728,000

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.

12 Briar Street, Price **\$780,000** Sold 23 May 2017
Boronia 3155

13 Thelma Avenue, Price **\$735,000** Sold 01 June 2017
Boronia 3155

3 Athella Court, Price **\$717,500** Sold 06 June 2017
Ferntree Gully 3156

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 Price Finder.

Contact agents

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