



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 39 Kevin Avenue, FERNTREE GULLY 3156

House



3 beds



1 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 \$600,000 -  
\$660,000**

### Median sale price

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

**\$704,250**

### 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.

**6 Lynn Drive,** Price **\$631,000** Sold 08 April 2017  
Ferntree Gully 3156

**12 Leyland Road,** Price **\$650,000** Sold 27 May 2017  
Ferntree Gully 3156

**102 Blackwood Park Road,** Price **\$631,951** Sold 04 May 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 [realestate.com.au](http://realestate.com.au).

### Contact agents

 **Robert Spano**  
Stockdale & Leggo

9 758 9900  
0 405 499 835  
[rspano@stockdaleleggo.com.au](mailto:rspano@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo Ferntree  
Gully**

Shop 1, Mountain Gate Centre,  
Ferntree Gully Road,  
Ferntree Gully VIC 3156