

### HOUSE Offered for Sale

4 Shannon Avenue Ferntree Gully VIC 3156

3 1 3

### Indicative Selling Price

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

Range between \$730,000 & \$803,000

### Median Sale Price

\$712,000 Houses in Ferntree gully between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**39 Dorset Road Ferntree Gully VIC 3156** Sold Price **\$762,000** Sold Date **27-Sep-17**  
 3 1 1 Distance **0.83km**



**11 Nairana Court Ferntree Gully VIC 3156** Sold Price **\$782,000** Sold Date **09-Oct-17**  
 4 2 2 Distance **0.62km**



**5 Vaughan Road Ferntree Gully VIC 3156** Sold Price **\$735,000** Sold Date **07-Oct-17**  
 3 2 2 Distance **0.6km**

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