

Harcourts Rowville

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address **9 MCGUIGAN GROVE FERNTREE GULLY VIC 3156**

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price **\$857,000**

Property type **House**

Suburb **Ferntree Gully**

Period - From **Apr 23**

to

Jun 23

Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
	10 Mason Street, Ferntree Gully	\$885,000	29/08/2023
	60 McIver Street, Ferntree Gully	\$850,000	07/07/2023
	112 Forest Road, Ferntree Gully	\$840,000	18/06/2023

This Statement of Information was prepared on: **20 September 2023**