



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 52 Loretto Avenue, 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](http://consumer.vic.gov.au/underquoting)

## Single price \$599,000

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Oct 2017 - Sep 2018**

Sourced from **Property Data Online**.

## \$748,050

### 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.

**25a Helen Road,**  
Ferntree Gully 3156

Price **\$610,000** Sold 12  
November 2018

**169 Dorset Road,**  
Boronia 3155

Price **\$600,000** Sold 07  
August 2018

**28 Loretto Avenue,**  
Ferntree Gully

Price **\$616,500** Sold 18 July  
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 Property Data Online.

### M J Docking & Associates

606 Canterbury Road,  
Vermont VIC 3133

### Contact agents



Ashley Bynon

03 9877 7022  
0408 773 133

[ashley@mjdocking.com.au](mailto:ashley@mjdocking.com.au)

