## 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	31 Castricum Place, Ferntree Gully Vic 3156
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$948,500	Pro	perty Type	House		Suburb	Ferntree Gully
Period - From	01/10/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	23 Clendon Rd FERNTREE GULLY 3156	\$1,050,000	16/10/2021
2	6 Piper Rd FERNTREE GULLY 3156	\$1,041,000	23/10/2021
3	89 Edina Rd FERNTREE GULLY 3156	\$1,002,500	07/12/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/02/2022 18:05









Property Type: House (Res) Land Size: 722 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** December quarter 2021: \$948,500

# Comparable Properties



23 Clendon Rd FERNTREE GULLY 3156

(REI/VG)

Price: \$1,050,000 Method: Auction Sale Date: 16/10/2021

Property Type: House (Res) Land Size: 737 sqm approx

**Agent Comments** 



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Price: \$1,041,000 Method: Auction Sale Date: 23/10/2021

Property Type: House (Res) Land Size: 729 sqm approx **Agent Comments** 



89 Edina Rd FERNTREE GULLY 3156 (REI/VG) Agent Comments

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Price: \$1,002,500 Method: Private Sale Date: 07/12/2021

Property Type: House (Res) Land Size: 731 sqm approx

Account - 11 North Property Group | P: 1300 353 836





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