

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
Including suburb and
postcode

31 Castricum Place, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$948,500

Property 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	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 comparable properties 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



5 3 2

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)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 737 sqm approx



6 Piper Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 2 2

Price: \$1,041,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 729 sqm approx



89 Edina Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

3 2 2

Price: \$1,002,500

Method: Private Sale

Date: 07/12/2021

Property Type: House (Res)

Land Size: 731 sqm approx