

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 26 Castricum Place, Ferntree Gully VIC 3156

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$764,500 Property type House Suburb Ferntree Gully

Period - From 01/10/2019 to 30/09/2020 Source REIV

Comparable property sales

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. 42 Bond St FERNTREE GULLY VIC 3156	\$881,000	20/10/2020
2. 4 Alida Crt FERNTREE GULLY VIC 3156	\$815,000	09/10/2020
3. 89 Ormonde Rd FERNTREE GULLY VIC 3156	\$801,000	02/10/2020

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

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