

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

1 Castle Street, Ferntree Gully Vic 3156

Indicative selling price

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

Single price

\$995,500

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/07/2023

to

30/09/2023

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	41 Dobson St FERNTREE GULLY 3156	\$1,032,500	14/10/2023
2	7 Central Av BORONIA 3155	\$950,000	27/05/2023
3	3 Gordon Cr BORONIA 3155	\$926,600	27/09/2023

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:

17/11/2023 16:35



1 1 0

Property Type: House
Land Size: 1081 sqm approx
Agent Comments

Indicative Selling Price
\$995,500

Median House Price
September quarter 2023: \$950,000

Comparable Properties



41 Dobson St FERNTREE GULLY 3156 (REI)

Agent Comments

3 2 3

Price: \$1,032,500
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 1012 sqm approx

7 Central Av BORONIA 3155 (VG)

Agent Comments

3 - -

Price: \$950,000
Method: Sale
Date: 27/05/2023
Property Type: Development Site (Res)
Land Size: 1020 sqm approx



3 Gordon Cr BORONIA 3155 (REI)

Agent Comments

4 2 2

Price: \$926,600
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 1006 sqm approx