



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



71 Bunnett Rd KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$847,500

Method: Private Sale

Date: 22/02/2017

Rooms: 4

Property Type: House

Land Size: 760 sqm approx



25 Stephen Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 12/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 733 sqm approx



16 Hancock Dr FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 07/04/2017

Rooms: 5

Property Type: House

Land Size: 635 sqm approx

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

39 Gaydon Street, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$745,000

&

\$819,500

Median sale price

Median price \$728,000

House

X

Suburb

Ferntree Gully

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
71 Bunnett Rd KNOXFIELD 3180	\$847,500	22/02/2017
25 Stephen Rd FERNTREE GULLY 3156	\$835,000	12/04/2017
16 Hancock Dr FERNTREE GULLY 3156	\$760,000	07/04/2017