## 39 Gaydon Street, Ferntree Gully Vic 3156

BELL REAL ESTATE





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 743 sqm approx Agent Comments 59686222 0438680032 samanthas@bellrealestate.com.au

> Indicative Selling Price \$745,000 - \$819,500 Median House Price March quarter 2017: \$728,000

Samantha Scott

# **Comparable Properties**



71 Bunnett Rd KNOXFIELD 3180 (REI/VG)



Price: \$847,500 Method: Private Sale Date: 22/02/2017 Rooms: 4 Property Type: House Land Size: 760 sqm approx

#### Agent Comments

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

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 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	39 Gaydon Street, Ferntree Gully Vic 3156
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	or the	ng of this pr	rice see co	onsumer.vio	c.gov.au/ı	underquoting	
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Range betweer	ח \$745,000		&	\$819,500	
Median sale p	rice				
Median price	\$728,000	House	х	Subu	rb Ferntree Gully
Period - From	01/01/2017	to 31/03	3/2017	Source R	EIV

#### **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

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