## 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

16 Gaydon Street, Ferntree Gully Vic 3156

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$760,000		&		\$810,000			
Median sale p	rice							
Median price	\$901,000	Pro	operty Type	Hou	ise		Suburb	Ferntree Gully
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Holme Rd FERNTREE GULLY 3156	\$790,000	09/12/2023
2	44 Clyde St FERNTREE GULLY 3156	\$777,000	23/03/2024
3	5 Florida Dr FERNTREE GULLY 3156	\$741,000	03/04/2024

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:

16/04/2024 19:29









Property Type: House Land Size: 734 sqm approx Agent Comments Indicative Selling Price \$760,000 - \$810,000 Median House Price Year ending March 2024: \$901,000

# **Comparable Properties**



18 Holme Rd FERNTREE GULLY 3156 (REI/VG) Agent Comments



Price: \$790,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 729 sqm approx



44 Clyde St FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$777,000 Method: Auction Sale Date: 23/03/2024 Property Type: House Land Size: 785 sqm approx



5 Florida Dr FERNTREE GULLY 3156 (REI)



Agent Comments

Price: \$741,000 Method: Private Sale Date: 03/04/2024 Property Type: House Land Size: 850 sqm approx

#### Account - Gem Realty



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