

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 consumer.vic.gov.au/underquoting

Range between \$760,000 & \$810,000

Median sale price

Median price \$901,000 Property Type House Suburb Ferntree Gully

Period - From 01/04/2023 to 31/03/2024 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	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



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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

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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

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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

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

Account - Gem Realty