



woodards 

669 Ferntree Gully Road, Glen Waverley

Additional information

Monash Council Rates: \$TBC (Refer S32)
 Water Rates: \$TBC + usage (Refer S32)
 General Residential Zone Schedule 2
 Land Size: 656qm approx.
 Land Dimensions: 17m X 38m approx.
 Roof repointed 2015
 Gas heater & AC unit in lounge (with heat transfer to front bedroom)
 Electric upright stove
 Neat original bathroom – sep WC
 North facing backyard
 Undercover paved alfresco
 Gas hot water unit
 Water tank (taps to garden)
 Studio/converted garage
 Tandem carport

Rental Estimate

\$550 per week based on current market conditions.

Terms

10% deposit, balance 90/120 days, or any other such terms agreed to by the vendor prior to the auction.

Close proximity to

Schools

Glen Waverley South Primary- Whites Ln, Glen Waverley (1.1km)
 Brentwood Secondary College- Watsons Rd, Glen Waverley (700m)
 Wesley College- High Street Rd, Glen Waverley (5.8km)
 Caulfield Grammar- Jells Rd, Wheelers Hill (3km)
 Monash Uni- Wellington Rd, Clayton (4.8km)

Shops

The Glen- Springvale Rd, Glen Waverley (3.6km)
 Brandon Park- Springvale Rd, Wheelers Hill (500m)

Parks

Brentwood Reserve- Maylands Cres, Glen Waverley (600m)
 Jells Park- Jells Rd, Wheelers Hill (4.6km)

Transport

Glen Waverley Train Station (3.6km)
 Bus 753 Glen Waverley to Bayswater via Wheelers Hill
 Bus 693 Belgrave to Oakleigh via Brandon Park
 Bus 848 Dandenong to Brandon park

Chattels

All fixed floor coverings, light fittings, and window furnishing as inspected.



Julian Badenach
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Alex Chu
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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

669 Ferntree Gully Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,545,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2022 to 31/12/2022 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	727 Ferntree Gully Rd GLEN WAVERLEY 3150	\$1,260,000	10/12/2022
2	654 Springvale Rd MULGRAVE 3170	\$1,103,500	10/12/2022
3	750 Ferntree Gully Rd WHEELERS HILL 3150	\$1,050,000	21/01/2023

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:

08/03/2023 13:41