

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 Simpson Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Ferntree Gully

Period - From

01/10/2024

to

31/12/2024

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 | 2/28 Barton Av FERNTREE GULLY 3156 | \$535,000 | 20/02/2025 |
| 2 | 2/4 The Crescent FERNTREE GULLY 3156 | \$565,000 | 24/10/2024 |
| 3 | 3/8 Simpson Rd FERNTREE GULLY 3156 | \$545,000 | 26/09/2024 |

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:

19/03/2025 12:19



Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$560,000
Median Unit Price
December quarter 2024: \$666,000

Comparable Properties



2/28 Barton Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 20/02/2025
Property Type: Unit
Land Size: 178 sqm approx



2/4 The Crescent FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 24/10/2024
Property Type: Unit



3/8 Simpson Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 26/09/2024
Property Type: Unit
Land Size: 190 sqm approx

Account - Barry Plant | P: 03 9803 0400