Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 California Crescent, Ferntree Gully Vic 3156
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$740,000	&	\$790,000
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Median sale price

Median price	\$910,500	Pro	perty Type	House		Suburb	Ferntree Gully
Period - From	01/07/2023	to	30/06/2024		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

1	16 Gaydon St FERNTREE GULLY 3156	\$770,000	18/04/2024
2	6 Castle St FERNTREE GULLY 3156	\$789,000	27/03/2024
3	44 Clyde St FERNTREE GULLY 3156	\$777,000	23/03/2024

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:	26/08/2024 15:11
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Date of sale







Property Type: House Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price \$740,000 - \$790,000 **Median House Price** Year ending June 2024: \$910,500

Comparable Properties



16 Gaydon St FERNTREE GULLY 3156

(REI/VG) **-**3

Price: \$770,000 Method: Private Sale Date: 18/04/2024 Property Type: House Land Size: 734 sqm approx **Agent Comments**



6 Castle St FERNTREE GULLY 3156 (REI/VG)



Agent Comments

Agent Comments





44 Clyde St FERNTREE GULLY 3156 (REI/VG)

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

Account - Barry Plant | P: 03 9803 0400





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