

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

2 California Crescent, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price

\$910,500

Property 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	Price	Date of sale
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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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)

Agent Comments

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



6 Castle St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  2

Price: \$789,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 738 sqm approx



44 Clyde St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  1

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