## 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

2/20 Clyde Street, Ferntree Gully Vic 3156

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$780,000		&		\$850,000				
Median sale p	n sale price								
Median price	\$744,500	Pro	operty Type	Том	nhouse		Suburb	Ferntree Gully	
Period - From	04/01/2023	to	03/01/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/54 Dobson St FERNTREE GULLY 3156	\$882,000	23/11/2023
2	42 Johnson Dr FERNTREE GULLY 3156	\$800,000	08/07/2023
3	1/50 Conn St FERNTREE GULLY 3156	\$775,000	11/11/2023

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:

04/01/2024 07:51



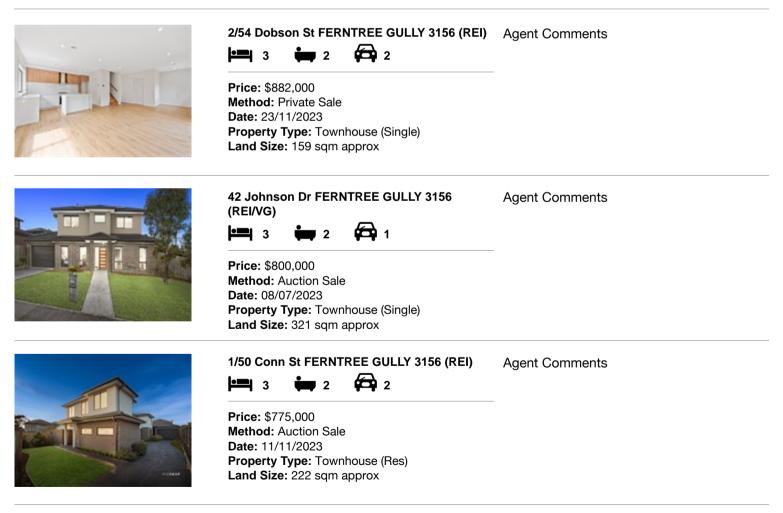






**Property Type:** Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Townhouse Price 04/01/2023 - 03/01/2024: \$744,500

# **Comparable Properties**



#### Account - Ray White Croydon | P: 03 9725 7444





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