

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 between

\$780,000

&

\$850,000

Median sale price

Median price

\$744,500

Property Type

Townhouse

Suburb

Ferntree Gully

Period - From

04/01/2023

to

03/01/2024

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.

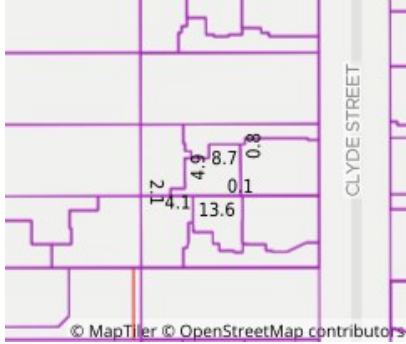
	Address of comparable property	Price	Date of sale
1	2/54 Dobson St FERNTREE GULLY 3156	\$882,000	23/11/2023
2	42 Johnson Dr FERNTREE GULLY 3156	\$800,000	08/07/2023
3	1/50 Conn St FERNTREE GULLY 3156	\$775,000	11/11/2023

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



2/54 Dobson St FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$882,000
Method: Private Sale
Date: 23/11/2023
Property Type: Townhouse (Single)
Land Size: 159 sqm approx



42 Johnson Dr FERNTREE GULLY 3156 (REI/VG) Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 08/07/2023
Property Type: Townhouse (Single)
Land Size: 321 sqm approx



1/50 Conn St FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 222 sqm approx

Account - Ray White Croydon | P: 03 9725 7444