

# 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

24 Gaydon Street, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$830,000

### Median sale price

Median price \$908,000 Property Type House Suburb Ferntree Gully

Period - From 01/01/2024 to 31/03/2024 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	21 Parkview Dr FERNTREE GULLY 3156	\$815,000	27/05/2024
2	68 Edina Rd FERNTREE GULLY 3156	\$805,000	08/05/2024
3	51 Westley St FERNTREE GULLY 3156	\$780,000	04/05/2024

**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:

06/06/2024 10:18

Jodi Longmore-Scott

9842 1188

0408 126 215

jlongmorescott@woodards.com.au

**Indicative Selling Price**

\$760,000 - \$830,000

**Median House Price**

March quarter 2024: \$908,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 735 sqm approx

Agent Comments

## Comparable Properties



**21 Parkview Dr FERNTREE GULLY 3156 (REI)**

Agent Comments



**Price:** \$815,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** House (Res)

**Land Size:** 723.50 sqm approx



**68 Edina Rd FERNTREE GULLY 3156 (REI)**

Agent Comments



**Price:** \$805,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** House

**Land Size:** 725 sqm approx



**51 Westley St FERNTREE GULLY 3156 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.