

# 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 39 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 \$785,000 & \$860,000

### Median sale price

Median price \$900,000 Property Type House Suburb Ferntree Gully

Period - From 01/01/2023 to 31/12/2023 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	18 Lynn Dr FERNTREE GULLY 3156	\$865,000	27/10/2023
2	8 Tunbridge Way FERNTREE GULLY 3156	\$793,000	26/10/2023
3			

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: 28/02/2024 14:44



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**Property Type:** House  
**Land Size:** 743 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$785,000 - \$860,000  
**Median House Price**  
Year ending December 2023: \$900,000

## Comparable Properties



**18 Lynn Dr FERNTREE GULLY 3156 (REI/VG)**   **Agent Comments**

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**Price:** \$865,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2023  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**8 Tunbridge Way FERNTREE GULLY 3156 (REI/VG)**   **Agent Comments**

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**Price:** \$793,000  
**Method:** Auction Sale  
**Date:** 26/10/2023  
**Property Type:** House (Res)  
**Land Size:** 739 sqm approx

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.