## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$785,000		&		\$860,000			
Median sale pr	rice							
Median price	\$900,000	Pro	operty Type	Hou	ISE		Suburb	Ferntree Gully
Period - From	01/01/2023	to	31/12/2023		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 sixmonths 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	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**<sup>\*</sup> 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



39 Gaydon Street, Ferntree Gully Vic 3156



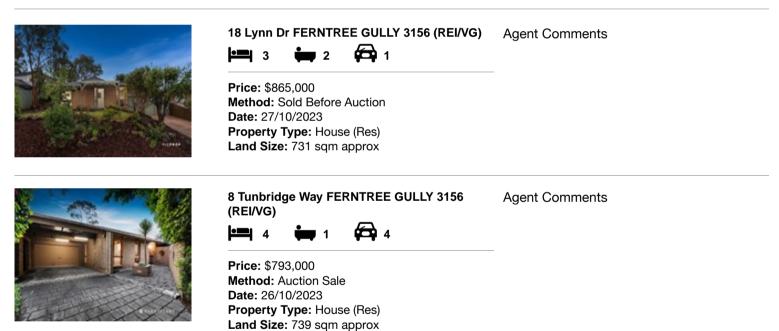
Annie Shih 0421 943 079 annieshih@jelliscraig.com.au





**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**



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.

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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