

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

13 GAYDON STREET FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

5 CINDY COURT FERNTREE GULLY VIC 3156	860000	03-Jun-24
16 GAYDON STREET FERNTREE GULLY VIC 3156	770000	15-Apr-24

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 6 months.

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Obrien Real Estate Rowville
P 0397565900
M +61 438 769 921
E rowville@obrienrealestate.com.au



5 CINDY COURT FERNTREE GULLY Sold Price
VIC 3156

 3  1  1

860000 Sold Date **03-Jun-24**

Distance **1.64km**



16 GAYDON STREET FERNTREE Sold Price
GULLY VIC 3156

 3  1  1

770000 Sold Date **15-Apr-24**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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