# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 8 Faheys Road, Gordon Vic 3345

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$790,000		&		\$850,000				
Median sale price									
Median price	\$710,000	Pro	Property Type Ho		use		Suburb	Gordon	
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV		

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	54 Nightingale St GORDON 3345	\$850,000	14/03/2025
2	5 Russell St GORDON 3345	\$770,000	11/04/2024
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

18/06/2025 09:50









Property Type: House Land Size: 3007sqm sqm approx Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median House Price Year ending March 2025: \$710,000

# **Comparable Properties**

A REAL PROPERTY OF	54 Nightingale St GORDON 3345 (VG)   4 -   Price: \$850,000   Method: Sale   Date: 14/03/2025   Property Type: House (Res)   Land Size: 3343 sqm approx	Agent Comments
	5 Russell St GORDON 3345 (REI/VG) 3 2 6 4 Price: \$770,000 Method: Private Sale Date: 11/04/2024 Property Type: House Land Size: 6310 sqm approx	Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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