

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

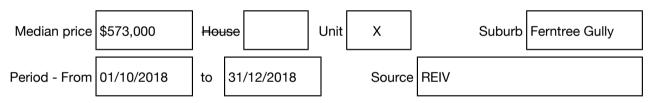
ss 1/24 Adele Avenue, Ferntree Gully Vic 3156 nd de

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$500,000	&	\$520,000	
				1

Median sale price



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	2/19 Nerissa St FERNTREE GULLY 3156	\$630,000	05/09/2018
2	1/20 Renwick Rd FERNTREE GULLY 3156	\$565,000	19/10/2018
3	2/82 David St.N KNOXFIELD 3180		27/11/2018

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.

Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555

propertydata

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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.

NoelJones

Glen Iris

Christine Arazi



Rooms: 6 Property Type: House on 1/2 Block Land Size: 347.8 sqm approx Agent Comments

03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$500,000 - \$520,000 **Median Unit Price** December quarter 2018: \$573,000

Comparable Properties



2/19 Nerissa St FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$630,000 Method: Sold After Auction Date: 05/09/2018 Rooms: 4 Property Type: Unit Land Size: 241 sqm approx

1/20 Renwick Rd FERNTREE GULLY 3156 (REI) **----** 3

Agent Comments

2/82 David St.N KNOXFIELD 3180 (REI)

Agent Comments



Price: Method: Private Sale Date: 27/11/2018 Rooms: -Property Type: Unit Land Size: 241 sqm approx

Price: \$565.000 Method: Private Sale Date: 19/10/2018 Rooms: 5

Property Type: Unit Land Size: 396 sqm approx

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