

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

1/24 Adele Avenue, Ferntree Gully Vic 3156

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$520,000

Median sale price

Median price \$573,000

House

Unit

X

Suburb

Ferntree Gully

Period - From 01/10/2018

to

31/12/2018

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	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.



Rooms: 6

Property Type: House on 1/2 Block

Land Size: 347.8 sqm approx

Agent Comments

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) **Agent Comments**



Price: \$565,000

Method: Private Sale

Date: 19/10/2018

Rooms: 5

Property Type: Unit

Land Size: 396 sqm approx



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