

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

25 The Glen, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$766,000

Property Type House

Suburb Ferntree Gully

Period - From 01/01/2020

to 31/12/2020

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	19a Myrtle Cr FERNTREE GULLY 3156	\$1,291,000	12/12/2020
2	22 Manna Ct FERNTREE GULLY 3156	\$1,041,000	19/11/2020
3	25 Perra St FERNTREE GULLY 3156	\$1,020,000	23/01/2021

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.~~

This Statement of Information was prepared on:

26/03/2021 13:45

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2020: \$766,000



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 2

Property Type: House**Land Size:** 1012 sqm approx**Agent Comments**

This beautiful home has a lot to offer, with the functional backyard and mountain views, it's a home to enjoy for life!

Comparable Properties

**19a Myrtle Cr FERNTREE GULLY 3156 (VG)****Agent Comments**

5 - -

Price: \$1,291,000**Method:** Sale**Date:** 12/12/2020**Property Type:** House (Res)**Land Size:** 1045 sqm approx**22 Manna Ct FERNTREE GULLY 3156 (VG)****Agent Comments**

5 - -

Price: \$1,041,000**Method:** Sale**Date:** 19/11/2020**Property Type:** House (Res)**Land Size:** 983 sqm approx**25 Perra St FERNTREE GULLY 3156 (REI)****Agent Comments**

4 2 2

Price: \$1,020,000**Method:** Private Sale**Date:** 23/01/2021**Property Type:** House**Land Size:** 999 sqm approx