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	25 The Glen, Ferntree Gully Vic 3156
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$766,000	Pro	perty 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

Add	dress 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 comparableproperties 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



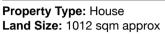
McGrath

Loeky Kwe 03 9889 8800 0404 826 670 loekykwe@mcgrath.com.au

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price**

Year ending December 2020: \$766,000





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)

Price: \$1,291,000 Method: Sale Date: 12/12/2020

Property Type: House (Res) Land Size: 1045 sqm approx **Agent Comments**



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Price: \$1,041,000 Method: Sale Date: 19/11/2020

Property Type: House (Res) Land Size: 983 sqm approx

Agent Comments



25 Perra St FERNTREE GULLY 3156 (REI)

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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



