

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

52 Alma Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Single price

\$899,990

Median sale price

Median price

\$968,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/07/2021

to

30/09/2021

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	28 Pearl PI FERNTREE GULLY 3156	\$930,000	16/10/2021
2	26 Parkview Dr FERNTREE GULLY 3156	\$899,000	08/10/2021
3	2 Aringa Ct FERNTREE GULLY 3156	\$881,000	25/09/2021

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:

21/10/2021 12:49



 3  3  0

Property Type: House
Land Size: 991 sqm approx
Agent Comments

Indicative Selling Price
\$899,990

Median House Price
September quarter 2021: \$968,000

Comparable Properties



28 Pearl PI FERNTREE GULLY 3156 (REI)

Agent Comments

 4  2  6

Price: \$930,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 826.01 sqm approx

26 Parkview Dr FERNTREE GULLY 3156 (REI)

Agent Comments

 3  2  2

Price: \$899,000
Method: Auction Sale
Date: 08/10/2021
Property Type: House (Res)

2 Aringa Ct FERNTREE GULLY 3156 (REI)

Agent Comments

 5  2  2

Price: \$881,000
Method: Auction Sale
Date: 25/09/2021
Property Type: House (Res)
Land Size: 720 sqm approx