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

57 Adele Avenue Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$750,000	&	\$825,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price\$747,500Property typeHouseSuburbFerntree GullyPeriod-from01 Jan 2020to31 Dec 2020SourceCorelogic

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 6 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
23 Gaydon Street Ferntree Gully VIC 3156	\$830,000	10-Oct-19
8 Leyland Road Ferntree Gully VIC 3156	\$752,000	16-Nov-19
76 Adele Avenue Ferntree Gully VIC 3156	\$735,000	05-Aug-20

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 6 months.

This Statement of Information was prepared on: 04 January 2021



consumer.vic.gov.au



M 0433903099

E ripplewu@mcgrath.com.au

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9 	23 Gaydon Street Ferntree Gully VIC 3156			Sold Price	\$830,000	Sold Date	10-Oct-19
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		d Ferntree Gully VIC	Sold Price	\$752,000	Sold Date	16-Nov-19
= 3	ے 1	_€ 2			Distance	0.41km



76 Adele Avenue Ferntree Gully VIC 3156		Sold Price	\$735,000	Sold Date	05-Aug-20	
昌 3	1 🖳	Ģ ²			Distance	0.54km

RS = Recent sale UN = Undisclosed Sale

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Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$747,500	Prop	erty type		House	Suburb	Ferntree Gully
Period-from	01 Jan 2020	to	31 Dec 2	2020	Source		Corelogic

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	O YOU WANT TO WIN 000 WESTFIELD VOUCHER?	VIC 31
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® 	23 Gay VIC 315	don Str 56	eet Ferntree Gully	Sold Price	\$830,000 Sold Date	e 10-Oct-19
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			d Ferntree Gully VIC	Sold Price	\$752,000	Sold Date	16-Nov-19
In I wanted	E 3	ے 1	ç _⊋ 2			Distance	0.42km



	76 Adele Avenue Ferntree Gully VIC 3156			Sold Price	\$735,000	Sold Date	05-Aug-20
	昌 3	1 🖳	Ģ ²			Distance	0.52km

RS = Recent sale UN = Undisclosed Sale

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