

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 21 Alma Avenue, Ferntree Gully

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$686,000 House ☒ Suburb Ferntree Gully

Period - From 01/04/2016 to 31/03/2017 Source REIV propertydata.com.au

Comparable property sales

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 |
|---------------------------------|-----------|--------------|
| 12 Leyland Road, Ferntree Gully | \$650,000 | 27/05/2017 |
| 18 Marie Street, Boronia | \$624,500 | 10/01/2017 |
| 18 Maryborough Road, Boronia | \$621,000 | 22/03/2017 |

Property data source: REIV propertydata.com.au. Generated on 10th July 2017.