

# 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

22 Alma Avenue, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$835,000

&

\$918,500

### Median sale price

Median price \$908,000

Property Type House

Suburb Ferntree Gully

Period - From 01/10/2023

to 31/12/2023

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	11 Winwood Dr FERNTREE GULLY 3156	\$995,000	12/12/2023
2	22 Selman Av FERNTREE GULLY 3156	\$860,000	09/12/2023
3	93 Forest Rd FERNTREE GULLY 3156	\$860,000	22/09/2023

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:

18/03/2024 16:36



**Property Type:**

Agent Comments

## Comparable Properties



**11 Winwood Dr FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$995,000

**Method:** Auction Sale

**Date:** 12/12/2023

**Property Type:** House (Res)

**Land Size:** 1003 sqm approx



**22 Selman Av FERNTREE GULLY 3156 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 985 sqm approx



**93 Forest Rd FERNTREE GULLY 3156 (REI)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** Land

**Land Size:** 1020 sqm approx