

# 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

2a Velden Avenue, Ferntree Gully Vic 3156

### Indicative selling price

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

Range between \$720,000 & \$790,000

### Median sale price

Median price \$696,000

Property Type Unit

Suburb Ferntree Gully

Period - From 01/10/2021

to 31/12/2021

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	1/57 Nathan St FERNTREE GULLY 3156	\$790,000	25/02/2022
2	3/5 Bowen St FERNTREE GULLY 3156	\$750,000	08/12/2021
3	10a Austin St FERNTREE GULLY 3156	\$736,000	16/02/2022

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:

09/03/2022 13:42



3 2 2

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 291 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$720,000 - \$790,000  
**Median Unit Price**  
 December quarter 2021: \$696,000

## Comparable Properties



**1/57 Nathan St FERNTREE GULLY 3156 (REI)** **Agent Comments**

3 1 2

**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 25/02/2022  
**Property Type:** Unit  
**Land Size:** 441 sqm approx



**3/5 Bowen St FERNTREE GULLY 3156 (REI)** **Agent Comments**

3 2 2

**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2021  
**Property Type:** Unit



**10a Austin St FERNTREE GULLY 3156 (REI)** **Agent Comments**

3 2 1

**Price:** \$736,000  
**Method:** Auction Sale  
**Date:** 16/02/2022  
**Property Type:** House (Res)  
**Land Size:** 384 sqm approx

**Account - VICPROP**