# Statement of Information Single residential property located in the Melbourne metropolitan area

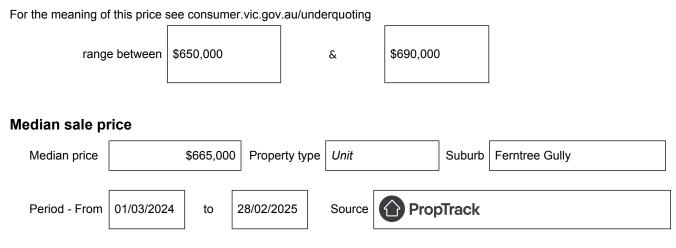
Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

23 Carmel Avenue, Ferntree Gully, Vic 3156

### Indicative selling price



## 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
16/152 Underwood Road, Ferntree Gully, VIC 3156	\$666,000	21/10/2024
3/11 Owen Street, Boronia, VIC 3155	\$690,500	17/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 11/03/2025



