

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 4/27 Alma 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)

Range between \$*550,000 & \$600,000

Median sale price

Median price \$650,000 Property type Unit Suburb Ferntree Gully

Period - From 4/8/2022 to 3/8/2023 Source realestate.com.au

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 – 3/3 Williamson Road, Ferntree Gully	\$580,000	6/7/2023
2 – 2/5 Francis Crescent, Ferntree Gully	\$610,000	12/5/2023
3 – 1/121 Butlers Road, Ferntree Gully	\$575,000	9/5/2023

This Statement of Information was prepared on: 5/9/2023