

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

7 CARMEL 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)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

3/3 TORRENS AVENUE BORONIA VIC 3155	\$625,000	23-Jun-22
3/6 TULIP CRESCENT BORONIA VIC 3155	\$645,000	28-Jul-22
2/10 ST ELMO AVENUE FERNTREE GULLY VIC 3156	\$660,000	05-May-22

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 6 months.

This Statement of Information was prepared on: 20 September 2022



3/3 TORRENS AVENUE BORONIA VIC 3155

3 1 1

Sold Price

\$625,000

Sold Date

23-Jun-22

Distance

0.94km



3/6 TULIP CRESCENT BORONIA VIC 3155

3 1 2

Sold Price

^{RS} **\$645,000**

Sold Date

28-Jul-22

Distance

1.51km



2/10 ST ELMO AVENUE FERNTREE GULLY VIC 3156

3 1 1

Sold Price

\$660,000

Sold Date

05-May-22

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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