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

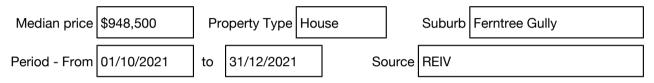
13 Alexander Crescent, Ferntree Gully Vic 3156

Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$958,000

Median sale 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.

Add	dress of comparable property	Price	Date of sale	
1	23 Clendon Rd FERNTREE GULLY 3156	\$1,050,000	16/10/2021	
2	89 Edina Rd FERNTREE GULLY 3156	\$1,002,500	07/12/2021	
3	17 Twin Ct FERNTREE GULLY 3156	\$930,000	31/01/2022	

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:

19/03/2022 19:07



Mc**Grath**

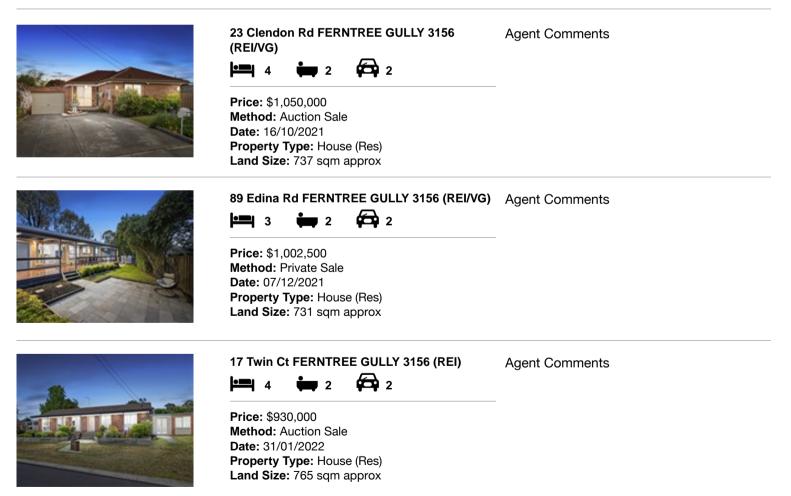




Property Type: House (Res) Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$958,000 Median House Price December quarter 2021: \$948,500

Comparable Properties



Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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