

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

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$958,000

Median sale price

Median price

\$948,500

Property Type

House

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	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

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price
\$958,000

Median House Price
December quarter 2021: \$948,500



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



23 Clendon Rd FERNTEE GULLY 3156 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 737 sqm approx



89 Edina Rd FERNTEE GULLY 3156 (REI/VG) Agent Comments

3 2 2

Price: \$1,002,500

Method: Private Sale

Date: 07/12/2021

Property Type: House (Res)

Land Size: 731 sqm approx



17 Twin Ct FERNTEE GULLY 3156 (REI)

Agent Comments

4 2 2

Price: \$930,000

Method: Auction Sale

Date: 31/01/2022

Property Type: House (Res)

Land Size: 765 sqm approx