

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 20 Selman Avenue, Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range \$800,000 & \$860,000

Median sale price

Median price \$908,000 Property Type House Suburb Ferntree Gully (3156)
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
22 SELMAN AVENUE, FERNTREE GULLY VIC 3156	\$860,000	09/12/2023
18 SELMAN AVENUE, FERNTREE GULLY VIC 3156	\$851,000	24/06/2023
6A THE CRESCENT, FERNTREE GULLY VIC 3156	\$810,000	16/02/2024

This Statement of Information was prepared on: 07/03/2024