

# 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

36 Alma Avenue, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$748,000

### Median sale price

Median price \$878,500

Property Type House

Suburb Ferntree Gully

Period - From 01/01/2022

to 31/12/2022

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	2 Litchfield Av FERNTREE GULLY 3156	\$738,000	18/02/2023
2	1/58 Glenfern Rd FERNTREE GULLY 3156	\$716,000	17/12/2022
3	3/21 Bowen St FERNTREE GULLY 3156	\$688,500	20/03/2023

**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:

22/03/2023 14:00



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 869.767 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median House Price**  
Year ending December 2022: \$878,500

## Comparable Properties



**2 Litchfield Av FERNTREE GULLY 3156 (REI)** [Agent Comments](#)



**Price:** \$738,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 521 sqm approx



**1/58 Glenfern Rd FERNTREE GULLY 3156 (REI/VG)** [Agent Comments](#)



**Price:** \$716,000  
**Method:** Auction Sale  
**Date:** 17/12/2022  
**Property Type:** House (Res)



**3/21 Bowen St FERNTREE GULLY 3156 (REI)** [Agent Comments](#)



**Price:** \$688,500  
**Method:** Private Sale  
**Date:** 20/03/2023  
**Property Type:** Unit  
**Land Size:** 273 sqm approx