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										
Range betweer	\$680,000		&		\$748,000					
Median sale p	rice									
Median price	\$878,500	Pro	operty Type	Hou	ISE		Suburb	Ferntree Gully		
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ad	dress 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



36 Alma Avenue, Ferntree Gully Vic 3156



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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

Agent Comments



1/58 Glenfern Rd FERNTREE GULLY 3156 (REI/VG)

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

Account - Property Partners in Real Estate | P: 0429888367



propertydata

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