

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

57 Adele Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$750,000 House X Unit Suburb Ferntree Gully

Period - From 01/04/2017 to 30/06/2017 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 Solway CI FERNTREE GULLY 3156	\$740,000	02/09/2017
2	7 Austin St FERNTREE GULLY 3156	\$740,000	21/07/2017
3	19 Renown St FERNTREE GULLY 3156	\$700,000	15/09/2017

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.~~



 3  1  2

Rooms:
Property Type: house
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
June quarter 2017: \$750,000

Comparable Properties



2 Solway CI FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 699 sqm approx

7 Austin St FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Sold Before Auction
Date: 21/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 969 sqm approx



19 Renown St FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  1

Price: \$700,000
Method: Private Sale
Date: 15/09/2017
Rooms: 4
Property Type: House
Land Size: 806 sqm approx