

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

7/33 EDINA ROAD FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

4/25 ALMA AVENUE FERNTREE GULLY VIC 3156	\$519,999	23-Dec-21
2/13 THE GLEN FERNTREE GULLY VIC 3156	\$532,000	17-Jan-22
3/12 CLEMATIS AVENUE FERNTREE GULLY VIC 3156	\$527,000	02-Mar-22

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 6 months.

This Statement of Information was prepared on: 26 October 2022



4/25 ALMA AVENUE FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

\$519,999

Sold Date

23-Dec-21

Distance

0.81km



2/13 THE GLEN FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

\$532,000

Sold Date

17-Jan-22

Distance

1.88km



3/12 CLEMATIS AVENUE FERNTREE GULLY VIC 3156

 2  1  1

Sold Price

\$527,000

Sold Date

02-Mar-22

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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