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 rang betwee	·	\$495,000	&	\$540,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$670,000	Prop	erty type		Unit	Suburb	Ferntree Gully				
Period-from	01 Oct 2021	to	30 Sep 2	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.

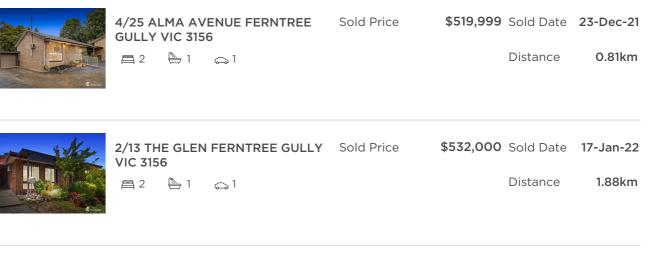
This Statement of Information was prepared on: 26 October 2022



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E Robert@vicprop.com.au





3/12 CLEMATIS AVENUE FERNTREE GULLY VIC 3156			Sold Pric	e \$527,000	Sold Date	02-Mar-22
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RS = Recent sale UN = Undisclosed Sale

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