

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

2/44 ADELE AVENUE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2022

to

28 Feb 2023

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

7/33 EDINA ROAD FERNTREE GULLY VIC 3156	\$555,000	10-Nov-22
15/235 SCORESBY ROAD BORONIA VIC 3155	\$575,000	13-Oct-22
2/45 CONN STREET FERNTREE GULLY VIC 3156	\$560,000	20-Jun-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: 08 March 2023



**7/33 EDINA ROAD FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price

\$555,000

Sold Date

10-Nov-22

Distance

1.43km



**15/235 SCORESBY ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$575,000

Sold Date

13-Oct-22

Distance

2.46km



**2/45 CONN STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price

\$560,000

Sold Date

20-Jun-22

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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