

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

70B 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

\$712,500

Property Type

Townhouse

Suburb

Ferntree Gully

Period - From

23/05/2022

to

22/05/2023

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	2/1840 Ferntree Gully Rd FERNTREE GULLY 3156	\$695,000	06/04/2023
2	11 Cardwell Ct FERNTREE GULLY 3156	\$722,000	08/12/2022
3			

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:

23/05/2023 17:42

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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Townhouse Price
23/05/2022 - 22/05/2023: \$712,500

Comparable Properties



2/1840 Ferntree Gully Rd FERNTREE GULLY 3156 (REI)

Agent Comments

3 2 2

Price: \$695,000
Method: Private Sale
Date: 06/04/2023
Property Type: House



11 Cardwell Ct FERNTREE GULLY 3156 (VG)

Agent Comments

3 - -

Price: \$722,000
Method: Sale
Date: 08/12/2022
Property Type: Flat/Unit/Apartment (Res)

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.

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