

## 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

90 ADELE AVENUE FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2021

to

31 Oct 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

5 DAVA COURT FERNTREE GULLY VIC 3156	\$745,000	03-Sep-22
8 CINEREA AVENUE FERNTREE GULLY VIC 3156	\$732,000	08-Oct-22
82 HELEN ROAD FERNTREE GULLY VIC 3156	\$726,500	16-Jul-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: 16 November 2022



**5 DAVA COURT FERNTREE GULLY  
VIC 3156**

 3  1  2

Sold Price

**\$745,000**

Sold Date

**03-Sep-22**

Distance

**0.72km**



**8 CINEREA AVENUE FERNTREE  
GULLY VIC 3156**

 3  1  2

Sold Price

<sup>RS</sup> **\$732,000**

Sold Date

**08-Oct-22**

Distance

**1.26km**



**82 HELEN ROAD FERNTREE GULLY  
VIC 3156**

 3  1  1

Sold Price

**\$726,500**

Sold Date

**16-Jul-22**

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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