## 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

106 Adele Avenue, Ferntree Gully Vic 3156

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$820,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	se		Suburb	Ferntree Gully
Period - From	17/05/2021	to	16/05/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Holme Rd FERNTREE GULLY 3156	\$816,800	14/05/2022
2	2 Wes Cr FERNTREE GULLY 3156	\$791,000	23/12/2021
3	22 Mountain Gate Dr FERNTREE GULLY 3156	\$780,000	17/12/2021

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:

17/05/2022 18:02









Property Type: Divorce/Estate/Family Transfers Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$820,000 Median House Price 17/05/2021 - 16/05/2022: \$900,000

Agent Comments

Agent Comments

# **Comparable Properties**



3 Holme Rd FERNTREE GULLY 3156 (REI)



Price: \$816,800 Method: Auction Sale Date: 14/05/2022 Property Type: House Land Size: 727 sqm approx

2 Wes Cr FERNTREE GULLY 3156 (REI/VG)



Price: \$791,000 Method: Sold After Auction Date: 23/12/2021 Property Type: House Land Size: 741.54 sqm approx

22 Mountain Gate Dr FERNTREE GULLY 3156 Agent Comments (VG)



Price: \$780,000 Method: Sale Date: 17/12/2021 Property Type: House (Res) Land Size: 736 sqm approx

#### Account - VICPROP



Property data

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