

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 consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Ferntree Gully

Period - From

17/05/2021

to

16/05/2022

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	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

Comparable Properties

**3 Holme Rd FERNTREE GULLY 3156 (REI)**

Agent Comments

**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)**

Agent Comments

**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 (VG)**

Agent Comments

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

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