

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

36 Alma 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 \$878,500

Property Type House

Suburb Ferntree Gully

Period - From 01/01/2022

to 31/12/2022

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	2 Litchfield Av FERNTREE GULLY 3156	\$738,000	18/02/2023
2	1/58 Glenfern Rd FERNTREE GULLY 3156	\$716,000	17/12/2022
3	3/21 Bowen St FERNTREE GULLY 3156	\$688,500	20/03/2023

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:

22/03/2023 14:00



Rooms: 6
Property Type: House
Land Size: 869.767 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
Year ending December 2022: \$878,500

Comparable Properties



2 Litchfield Av FERNTREE GULLY 3156 (REI) [Agent Comments](#)



Price: \$738,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 521 sqm approx



1/58 Glenfern Rd FERNTREE GULLY 3156 (REI/VG) [Agent Comments](#)



Price: \$716,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)



3/21 Bowen St FERNTREE GULLY 3156 (REI) [Agent Comments](#)



Price: \$688,500
Method: Private Sale
Date: 20/03/2023
Property Type: Unit
Land Size: 273 sqm approx