Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

78 Loretto Avenue, Ferntree Gully Vic 3156
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000	&	\$770,000
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Median sale price

Median price \$88	80,000 P	roperty Type	House		Suburb	Ferntree Gully
Period - From 01/	/04/2024 to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	27 Malua Rd FERNTREE GULLY 3156	\$740,000	13/04/2025
2	663 Burwood Hwy FERNTREE GULLY 3156	\$785,500	29/03/2025
3	12 Gaydon St FERNTREE GULLY 3156	\$816,000	22/03/2025

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:	05/05/2025 18:08



Date of sale







Property Type: House (Previously Occupied - Detached)

Land Size: 724 sqm approx **Agent Comments**

Indicative Selling Price \$700,000 - \$770,000 **Median House Price** Year ending March 2025: \$880,000

Comparable Properties



27 Malua Rd FERNTREE GULLY 3156 (REI)

2

Price: \$740,000

Method: Sold After Auction

Date: 13/04/2025

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments



663 Burwood Hwy FERNTREE GULLY 3156 (REI)

Price: \$785,500 Method: Auction Sale Date: 29/03/2025 Property Type: House Land Size: 729 sqm approx





Agent Comments



12 Gaydon St FERNTREE GULLY 3156 (REI)





Price: \$816,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 742 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9803 0400





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