

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

22 Alma Avenue, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$910,000

Property Type House

Suburb Ferntree Gully

Period - From 27/05/2023

to

26/05/2024

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	36 Hutton Av FERNTREE GULLY 3156	\$852,000	06/12/2023
2	20 Selman Av FERNTREE GULLY 3156	\$830,000	18/04/2024
3	5 Barton Av FERNTREE GULLY 3156	\$820,000	01/12/2023

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:

27/05/2024 16:50



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
27/05/2023 - 26/05/2024: \$910,000

Comparable Properties



36 Hutton Av FERNTREE GULLY 3156 (REI/VG) **Agent Comments**



Price: \$852,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: House (Res)
Land Size: 1019 sqm approx



20 Selman Av FERNTREE GULLY 3156 (REI/VG) **Agent Comments**



Price: \$830,000
Method: Auction Sale
Date: 18/04/2024
Property Type: House (Res)
Land Size: 1156 sqm approx



5 Barton Av FERNTREE GULLY 3156 (REI/VG) **Agent Comments**



Price: \$820,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 1022 sqm approx

Account - Hill Real Estate