

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 \$820,000 & \$902,000

Median sale price

Median price \$950,000 Property Type House Suburb Ferntree Gully

Period - From 01/07/2023 to 30/09/2023 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	68 Forest Rd FERNTREE GULLY 3156	\$900,000	02/08/2023
2	22 Selman Av FERNTREE GULLY 3156	\$860,000	09/12/2023
3	93 Forest Rd FERNTREE GULLY 3156	\$860,000	22/09/2023

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: 10/01/2024 13:41

Indicative Selling Price

\$820,000 - \$902,000

Median House Price

September quarter 2023: \$950,000



Property Type:

Agent Comments

Comparable Properties



68 Forest Rd FERNTREE GULLY 3156 (REI/VG) Agent Comments



Price: \$900,000

Method: Private Sale

Date: 02/08/2023

Property Type: House

Land Size: 1129 sqm approx



22 Selman Av FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 985 sqm approx



93 Forest Rd FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 22/09/2023

Property Type: Land

Land Size: 1020 sqm approx