

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 46 Alma Avenue, Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range \$700,000 & \$770,000

Median sale price

Median price \$830,000 Property Type House Suburb Ferntree Gully (3156)

Period - From 01/09/2023 to 31/12/2023 Source REIV

Comparable property sales

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
14 SCHNEIDER STREET, FERNTREE GULLY VIC 3156	\$770,000	21/11/2023
29 GLENFERN ROAD, FERNTREE GULLY VIC 3156	\$720,000	17/02/2024
10 REUBEN STREET, FERNTREE GULLY VIC 3156	\$770,000	23/02/2024

This Statement of Information was prepared on: 03/04/2024