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	4/23 Alvina Street Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,000	Property type	Unit	Suburb	Ferntree Gully
Period-from	01 Feb 2021	to	31 Jan 2022	Source	Corelogic

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 6 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
4/25 Alma Avenue Ferntree Gully VIC 3156	$520,000	10-Jan-22
4/31 Cypress Avenue Boronia VIC 3155	$536,000	17-Nov-21
1/975 Burwood Highway Ferntree Gully VIC 3156	$531,000	22-Jan-22

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 6 months.~~

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4/25 Alma Avenue Ferntree Gully VIC 3156

2 1 1

Sold Price RS $520,000 Sold Date 10-Jan-22

Distance 0.12km



4/31 Cypress Avenue Boronia VIC 3155

2 1 1

Sold Price $536,000 Sold Date 17-Nov-21

Distance 1.52km



1/975 Burwood Highway Ferntree Gully VIC 3156

2 1 2

Sold Price RS $531,000 Sold Date 22-Jan-22

Distance 0.93km

RS = Recent sale **UN** = Undisclosed Sale

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