



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1-3/32 Adele Avenue, FERNTREE GULLY 3156

Unit



2 beds



2 baths



2 parking

### Indicative selling price

4 Bedrooms Single price **\$700,000**

2 Bedrooms Range **\$525,000 - \$575,000**

### Suburb unit median sale price

Median Unit for **FERNTREE GULLY** for period **Jan 2018 - Sep 2018**  
Sourced from **Pricefinder**.

## \$580,000

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### 4 Bedrooms

**123 Windermere Drive,**  
Ferntree Gully 3156 Price **\$660,000** Sold 19 July 2018

**2/48 Adele Avenue,**  
Ferntree Gully 3156 Price **\$650,000** Sold 21 June 2018

**2/37 Adele Avenue,**  
Ferntree Gully 3156 Price **\$720,000** Sold 06 June 2018

#### 2 Bedrooms

**2/62 Rankin Road,**  
Boronia 3155 Price **\$585,000** Sold 05 April 2018

**2/18 Gibbs Road,**  
Ferntree Gully 3156 Price **\$550,000** Sold 11 April 2018

**2/24 Manuka Drive,**  
Ferntree Gully 3156 Price **\$605,000** Sold 08 April 2018

### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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4/27 HUNTERS DRIVE,  
Ferntree Gully 3156

PRICE **\$605,000** Sold 11 April  
2018

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## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricerfinder.

