

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

1 Townley Place Upper 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Dec 2018

to

30 Nov 2019

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

27 Hilltop Road Upper Ferntree Gully VIC 3156	\$500,000	02-Aug-19
6 Glass Road Upper Ferntree Gully VIC 3156	\$490,000	08-Aug-19

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.

This Statement of Information was prepared on: 06 December 2019



27 Hilltop Road Upper Ferntree Gully VIC 3156

 3  1  1

Sold Price

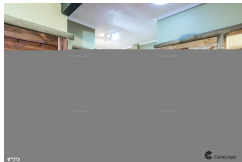
\$500,000

Sold Date

02-Aug-19

Distance

0.94km



6 Glass Road Upper Ferntree Gully VIC 3156

 2  1  3

Sold Price

\$490,000

Sold Date

08-Aug-19

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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