

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

48 Ferndale Road Upper Ferntree Gully VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

\*House

X

\*Unit

Suburb

Upper Ferntree  
Gully

Period-from

01 Aug 2018

to

31 Jul 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 Willow Road Upper Ferntree Gully VIC 3156	\$777,000	27-Jun-19
15 Mountain Ash Court Upper Ferntree Gully VIC 3156	\$755,000	04-May-19
49 Forest Oak Drive Upper Ferntree Gully VIC 3156	\$760,000	23-May-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.~~

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**27 Willow Road Upper Ferntree Gully VIC 3156**

4
 2
 1

Sold Price **\$777,000** Sold Date **27-Jun-19**

Distance **0.2km**



**15 Mountain Ash Court Upper Ferntree Gully VIC 3156**

4
 2
 2

Sold Price **\$755,000** Sold Date **04-May-19**

Distance **0.58km**



**49 Forest Oak Drive Upper Ferntree Gully VIC 3156**

4
 2
 2

Sold Price **\$760,000** Sold Date **23-May-19**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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