

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

2 Darley Street, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$672,120

Property Type House

Suburb Upper Ferntree Gully

Period - From 01/04/2019

to

31/03/2020

Source REIV

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 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
1	95 Mast Gully Rd UPWEY 3158	\$880,000	16/03/2020
2	1 Hoskins St TREMONT 3785	\$865,000	17/02/2020
3	63 Finmere Cr UPPER FERNTREE GULLY 3156	\$795,000	05/02/2020

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 six months.~~

This Statement of Information was prepared on:

27/06/2020 14:20

2 Darley Street, Upper Ferntree Gully Vic 3156



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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending March 2020: \$672,120



Property Type:

Agent Comments

Comparable Properties



95 Mast Gully Rd UPWEY 3158 (REI/VG)

Agent Comments



Price: \$880,000

Method: Sale by Tender

Date: 16/03/2020

Rooms: 7

Property Type: House

Land Size: 975 sqm approx



1 Hoskins St TREMONT 3785 (REI/VG)

Agent Comments



Price: \$865,000

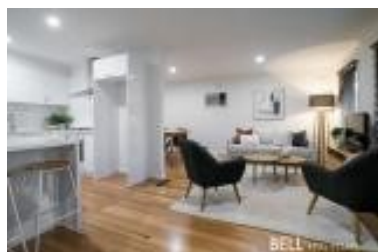
Method: Private Sale

Date: 17/02/2020

Rooms: 6

Property Type: House

Land Size: 3591 sqm approx



63 Finmere Cr UPPER FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$795,000

Method: Sale by Tender

Date: 05/02/2020

Property Type: House

Land Size: 1378 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.