

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	32 Alexandra Street, Upper Ferntree Gully, VIC 3156
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Indicative selling price

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

Price Range	\$770,000	&	\$840,000
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Median sale price

Median price	\$899,000	Property Type	House	Suburb	Upper Ferntree Gully (3156)
Period - From	01/05/2023	to	30/04/2024	Source	proptrack

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

A These are two 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
21 ROLLINGS ROAD, UPPER FERNTREE GULLY, VIC 3156	\$775,000	09/12/2023
48 OLD BELGRAVE ROAD, UPPER FERNTRE GULLY, VIC 3156	\$820,000	31/01/2024

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: 20/05/2024